



HOUSE RAISING & RENOVATING INFORMATION SHEET NO.2

Q: What is a small Lot?

Residential Allotments less than 450m² or allotments with an average lot width of less than 15m.

Q: I wish to raise and build-in underneath my small lot 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.

Typical siting requirements for raised small lot 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 – 1m to wall typical (eaves not taken into account).
3. Building height – Maximum 8.5m from highest point on roof to natural ground.

Also to be considered:

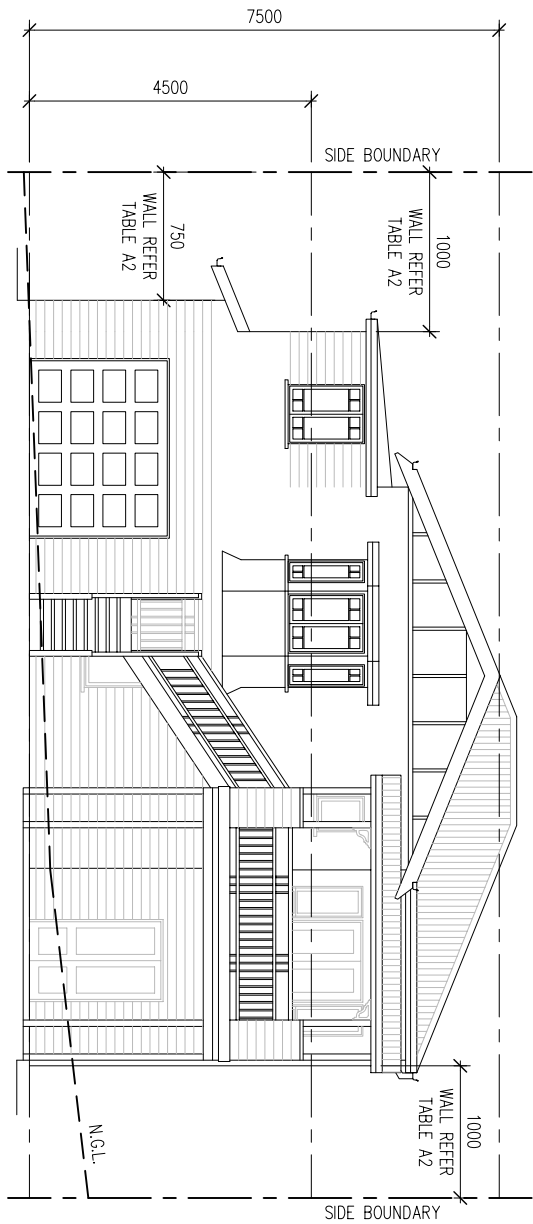
1. A finished ceiling height of 2.4m is required for habitable rooms for example bedrooms, lounge rooms, and living areas etc.
2. Ceiling to upper floor void space - minimum 350mm required to allow for floor framing, plumbing etc.
3. The finished floor level needs to be 150mm above finished ground level.

Refer to table A2 and diagram on other side for typical siting requirements.

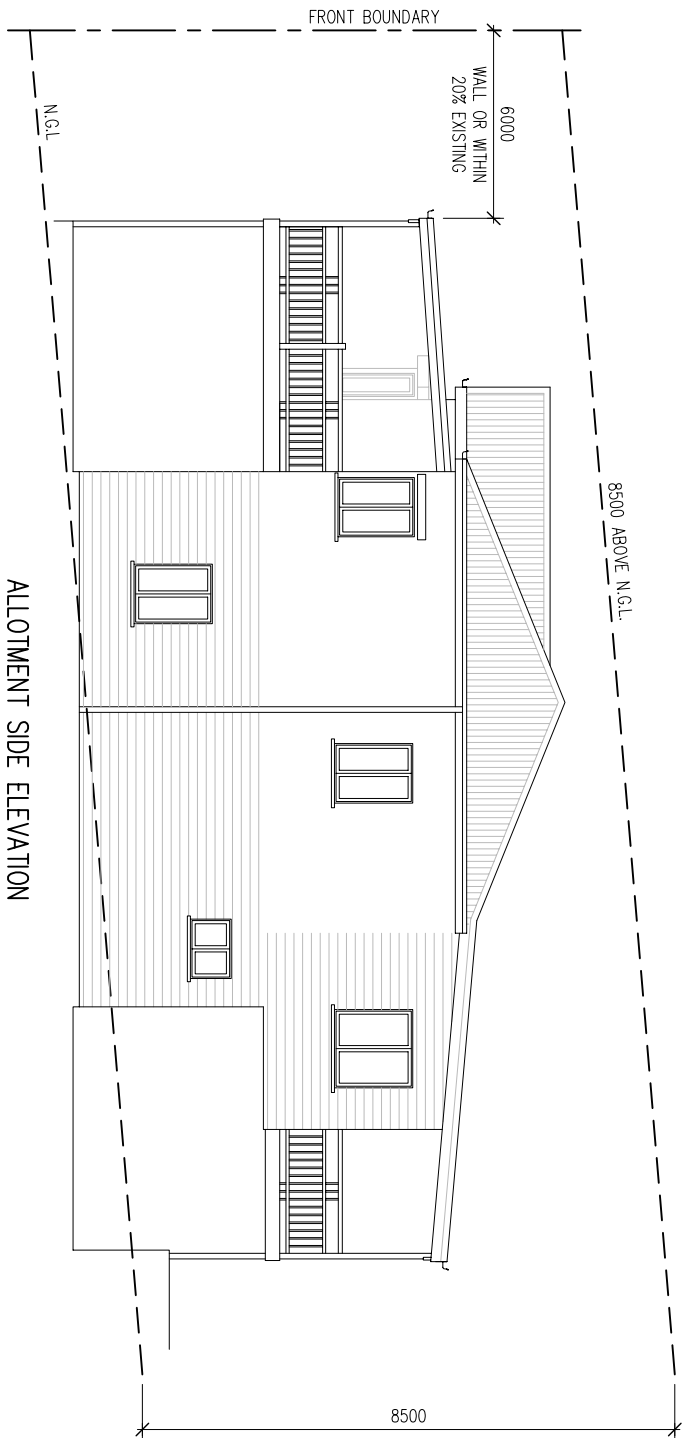
Q: Is a House over 8.5 metres in height if only a chimney, antennas, flues or other similar minor component exceeds this height limit?

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.

TABLE A2		
Road Frontage In metres	Side and rear boundary clearances Height in metres	
	4.5 or less	4.5 to 7.5
14.501 - 15.000	1.425	1.900
14.001 - 14.500	1.350	1.800
13.501 - 14.000	1.275	1.700
13.001 - 13.500	1.200	1.600
12.501 - 13.000	1.125	1.500
12.001 - 12.500	1.050	1.400
11.501 - 12.000	0.975	1.300
11.001 - 11.500	0.900	1.200
10.501 - 11.000	0.825	1.100
10.500 or less	0.750	1.000



ALLOTMENT FRONT ELEVATION



ALLOTMENT SIDE ELEVATION

LEGEND
N.G.L. DENOTES NATURAL GROUND LINE

TABLE A2

ROAD FRONTAGE IN METRES	SIDE AND REAR BOUNDARY CLEARANCES HEIGHT IN METRES	4.5 TO 7.5
14.501 - 15.000	1.425	1.900
14.001 - 14.500	1.350	1.800
13.501 - 14.000	1.275	1.700
13.001 - 13.500	1.200	1.600
12.501 - 13.000	1.250	1.500
12.001 - 12.500	1.050	1.400
11.501 - 12.000	0.975	1.300
11.001 - 11.500	0.900	1.200
10.501 - 11.000	0.825	1.100
10.500 OR LESS	0.750	1.000

No.	REVISION	DRAWN	DATE
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IDENTIFYING ENGINEER
CLIENT REF: DWK

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BISA LICENSED BUILDING DESIGNERS
P.O. BOX 882
SPRING HILL QLD 4094
FAX: 07 3521 7221
enquiry@nccad.com.au
www.nccad.com.au

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