

Information Sheet

Building a Shed, Carport or Other Outbuilding

HERE ARE A FEW USEFUL TIPS

Think About Where You Are Locating!

House Drains:

- ☺ If you are over the private house sewer pipes – they may 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 and certainly not over a manhole. (See specific Policy)

Roof Water

- ☺ Must be disposed of to the kerb and guttering, roof water tank or table drain wherever possible. This is to minimise water being absorbed in the subsoil ground water. Disposal to rear lanes and absorption pits is discouraged. Disposal to sewer is illegal.

Distance from Boundaries

- ☺ You should enquire with Council staff since the minimum distance varies:

From Front Boundary:-

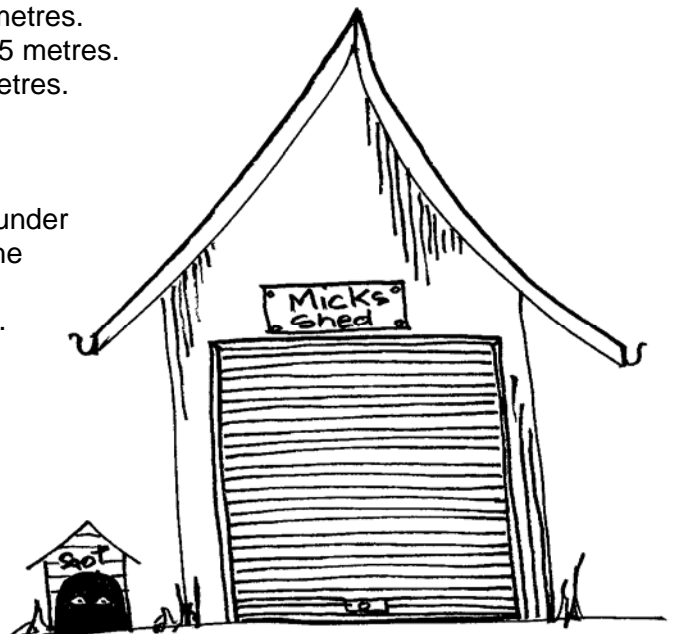
- In older areas the minimum distance is 4.5 metres.
- In newer estates the minimum distance is 7.5 metres.
- In rural areas the minimum distance is 20 metres.

From Side Boundaries:-

- In town we recommend 900mm. However, under certain circumstances you can build up to the boundary.
- Corner blocks 3 metres from the street side.
- In rural areas large holdings 50 metres.
- In rural small holdings 10 metres

From Rear Boundaries:-

- Next to a lane in town on the boundary.
- Adjoining a neighbouring property in town 675mm.
- In rural areas large holdings 50 metres.
- In rural small holdings 10 metres.



* If in doubt, check with council staff. Some areas still restrict the type of materials that can be used

** Note, these plans are examples. For accurate structural information you should consult with manufacturers, suppliers structural engineers or Council staff.

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Think About Your Neighbours!

Shading

Shading of adjoining neighbour's 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 create a 'hemmed in' feeling for neighbours.

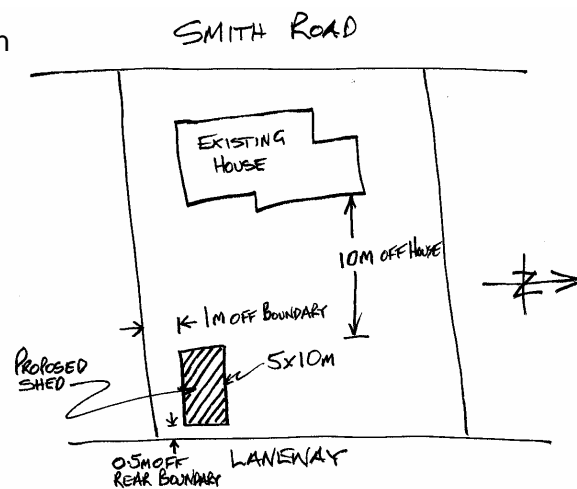
Privacy

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.

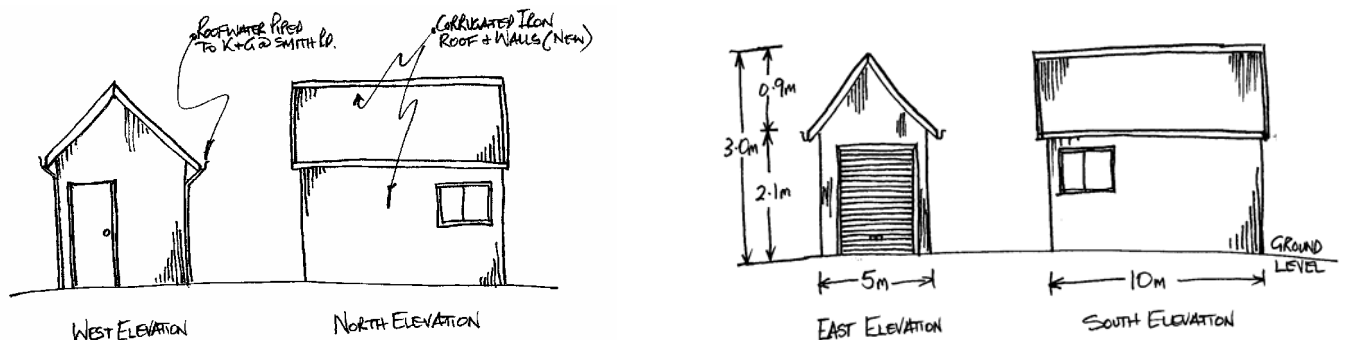
Help us understand what it is you want to build and how you propose to build it.

** Plans should be clear and in metric and should include:-

- a) A Site Plan



- b) Side and End Views



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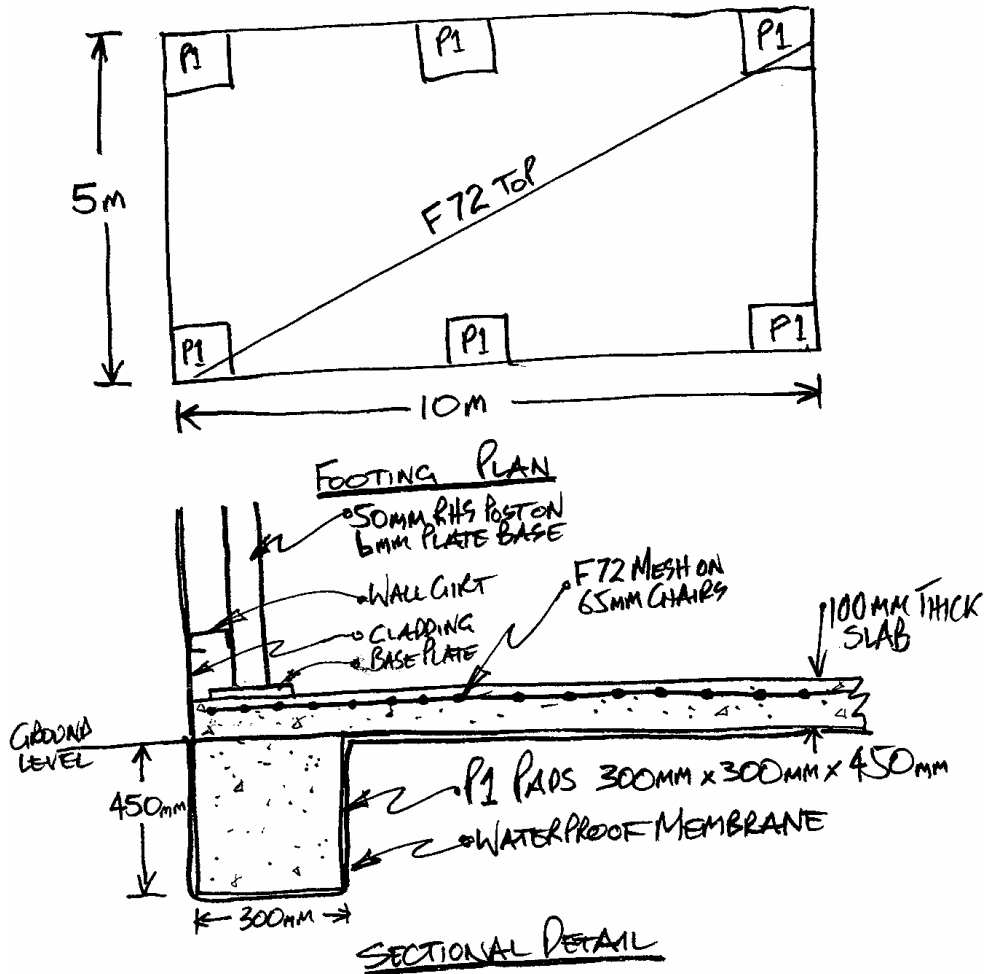
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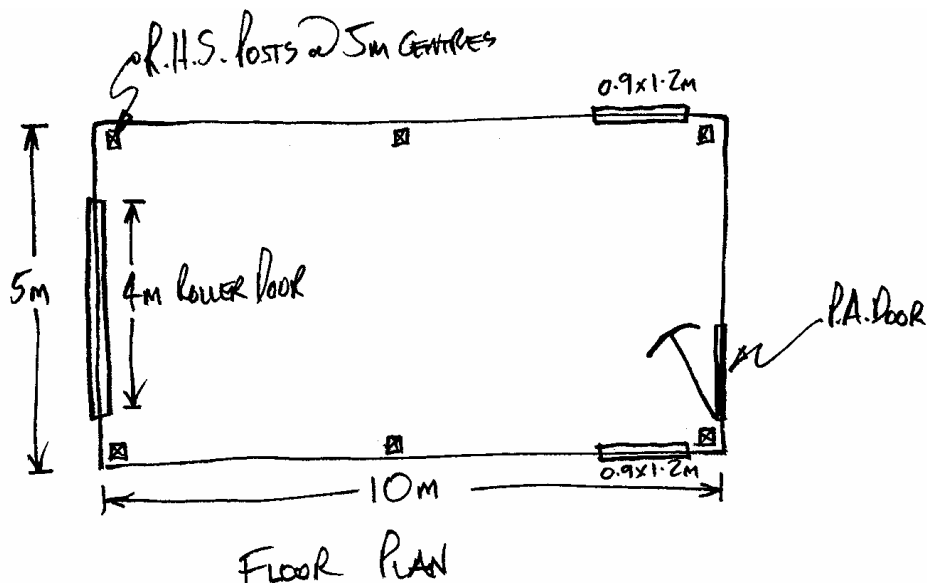
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c) Footings Details



d) Floor Plan



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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.

☺ Wall Cladding

Galvanized corrugated iron.

☺ Roof Water

To kerb and gutter.

“To owner/build or not to owner/build?”

That is the question. While you may save some money owner building, there are some responsibilities that you should be aware of.

As 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 two (2) copies of plans plus the right fee. Council's friendly staff can advise you how much the fee is. If you have any technical queries about locating the building or what is okay and what is not, feel free to make an appointment with one of our officers.

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

Contact Information:-

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PO Box 93
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JUNEE NSW 2663

Ph: (02) 6924 8100
Fax: (02) 6924 2497

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