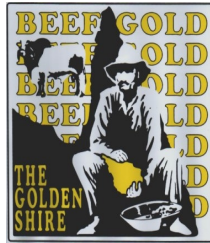


# **Etheridge Shire Council**



## **General Building and Plumbing Information**

**2009**

# Etheridge Shire Council

## General Building Information

The owner(s) or applicant(s) proposing to erect, add to, or alter, demolish, remove or resite any type of building or structure, including garages, carports, swimming pools, or erect any type of awning are required to submit to Council an application, plans and specifications for assessment and approval.

N.B. No person is permitted to commence any work until he/she is in receipt of the official development approval or decision notice.

1. **PLANS AND SPECIFICATIONS** are to be properly prepared in **black ink** with all relative details and measurements clearly indicated thereon. **Illegible drawings will not be accepted.**  
**A3 or A4 PLANS** are preferred for scanning purposes.
2. **DETAILS OF PLANS REQUIRED**

Classification of Structure	Type of plans required
<p><b>Class 1 a building –</b> Defined as a single dwelling being - a detached house: or - one or more attached dwellings, each being a building , separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit.</p>	<p>3 copies of plans showing the following:</p> <p><b>Site Plan</b> – north point, location and distances of works from boundary  <b>Footings</b> – width, depth, and reinforcement  <b>Slab</b> – all dimensions and reinforcement  <b>Timber floor and walls</b> – all members, fastening and bracing details  <b>Roof</b> – all members with fastening and tie-down details  <b>Elevations</b> – from four sides, showing all relevant dimensions, ground levels, and any excavations or fill and compaction;  <b>Sections</b> – at least one (1);  <b>Plumbing and Drainage</b> – showing all connections and fixtures plus On Site Sewerage information if applicable. Refer Plumbing section.  <b>Electrical</b> – show all connections and fixtures including location and type of smoke alarms.  <b>Energy Efficiency</b> – details indicating compliance with the energy efficiency provisions of the Building Code of Australia.  <b>General</b> – plans to provide all dimensions and distances relative to the building, details of stairs, (eg rising and going), balustrades and handrails (height, gaps etc)  <b>Specifications</b> – fully describe all materials to be used in the construction and methods for fixing. All information not shown on the drawings to demonstrate complies with the provisions of the “Building Act 1975”, the “Building Code of Australia” and other relevant regulations and local authority requirements.</p>
<p><b>Class 10 (a) – building defined as a non-habitable building being a private garage, carport, shed or the like;</b> NOTE: Some Class 10 (a) buildings are exempt from development in rural areas where the structure is located 200m or more from any boundary.</p>	<p>3 copies of plans showing the following:</p> <p><b>Site Plan</b> – north point, location and distances of works from boundary  <b>Footings</b> – width, depth, and reinforcement  <b>Slab</b> – all dimensions and reinforcement  <b>Timber floor and walls</b> – all members, fastening and bracing details  <b>Roof</b> – all members with fastening and tie-down details  <b>Elevations</b> – from four sides, showing all relevant dimensions, ground levels, and any excavations or fill and compaction;  <b>Sections</b> – at least one (1);</p>
<p><b>Classes (2) to 9)</b></p>	<p>Generally as per Class 1a requirements plus Fire Safety Plans can be required to be submitted to Community Safety Office, Queensland Fire and Rescue, Cairns. Other referral agencies may ask for additional information.</p>

3. **SPECIFICATIONS** shall fully describe all materials to be used in the construction and methods for fixing of same and where it is not indicated on the drawings, the sizes together with all other information not shown on the drawing to demonstrate how the building will, if constructed in accordance with specifications, comply with the provisions of "The Building Act 1975", the "Building Code of Australia" and all other relevant regulations and authorities requirements.
4. **SCALE** Metric scales are to be used and shown on the plan.

LOCALITY	1:2000		
SITE	1:500	1:1000	
WORKING DRAWINGS	1:100	1:50	1:20
ASSEMBLY DRAWINGS	1:20	1:10	1:50
DETAIL DRAWINGS	1.5	1:10	1:1

5. **SITE PLAN** shall clearly indicate the following (where required):-
- 5.1 the boundary alignments of the land and the North point.
  - 5.2 a level datum mark or temporary benchmark on kerbing adjacent to the land or points adopted.
  - 5.3 the depths, heights and extent of excavation or filling.
  - 5.4 the location of all buildings and boundary fences on the land.
  - 5.5 the boundary alignment clearance to the outermost projection of all buildings on the land.
  - 5.6 easements traversing or adjacent to the land.
  - 5.7. the method for the disposal of all roof and surface storm water from the land and its discharge point.
  - 5.8 the position of downpipes, and the water storage tanks where required
  - 5.9 the location of the vehicle access crossing.
6. **GENERAL PLANS** shall show the design and construction including:-
- 6.1 a plan of each floor level.
  - 6.2 a foundation plan.
  - 6.3 a plan of each elevation of building.
  - 6.4 sections through the building.
  - 6.5 the levels of the lowest floor and the levels of the adjacent ground at each corner of the building.
  - 6.6 the heights of the building and each floor to ceiling height.
  - 6.7 details of retaining walls, fences, swimming pools, etc.
  - 6.8 position of smoke alarms, type etc
  - 6.9 details of stairs (eg rise, going) balustrading & handrails (height, gaps etc)
  - 6.10 details on compliance with the energy efficiency provisions of the Code

7. **BUILDING ALIGNMENTS**

A building shall not be closer to the boundaries than the following distances. A dwelling and other types of buildings not herein specified –

**Residential Zoning**

- 7.1 From the road alignment, 6 metres to the outermost projection of the building.
- 7.2 From the side and rear property alignments a building under 4.5m in height, 1.5m measured to the outermost projection of the building.
- 7.3 A building greater than 4.5m but not exceeding 7.5m, the side and rear boundary clearances must not be less than 2m.
- 7.4 greater than 7.5m, the side and rear boundary clearances must be not less than 2m plus 0.5m for every 3m or part of 3m by which the height exceeds 7.5m.

**Residential – Rural and Rural Zoning**

- 7.1 From the road alignment, 6 metres to the outermost projection of the building.
- 7.2 From the side and rear property alignments a building under 4.5m in height, 2.0m measured to the outermost projection of the building.

\*Specific setbacks can apply to properties adjoining State controlled roads.

## 8. **BUILDING REQUIREMENTS - Class 1 Dwellings**

### **Minimum Floor Height**

Etheridge Shire Council has declared by resolution under Section 53 of the Standard Building Regulation that the minimum floor level for habitable rooms is 292.5 AHD for Georgetown and 600mm about the natural ground level for Mt Surprise.

### **Habitable Room means:**

A room other than a kitchen, bathroom, laundry, water closet, or the like, that is designed, constructed or adapted for the activities normally associated with domestic living, and for this purpose includes the following: Bedroom, Lounge Room, Television Room, Rumpus Room, Dining Room, Study, Playroom, Sunroom, Living Room, Music Room, Sewing Room, etc.

Every habitable room shall have a minimum height from floor to ceiling of at least 2.4m. Other non-habitable, rooms a minimum height of at least 2.1 metres

Verandahs, Stairs and Landing - Balustrading to balconies etc. more than 1000mm above ground must be 1000mm high. The balusters must not permit a test probe of 125mm diameter to pass through. Balustrades to stairs must be 865mm above the toe of the step.

### **Minimum Facilities:**

Every dwelling shall have -

- Kitchen sink and facilities for preparation and cooking of food. Bath or shower room.
- Clothes washing facilities. (Laundry tub is mandatory. Washing machine is optional.)
- A toilet (The toilet can be in one room separate from kitchen. Door must not open directly to kitchen or dining area).
- Minimum floor area of 60m<sup>2</sup>.

## 9. **SOIL TEST**

A Soil Test is to be carried out for all new dwellings to determine the soil classification – a certificate from a qualified soil technician with a diagram locating the test site and the results shall be submitted with the building application.

## 10. **QUEENSLAND BUILDING SERVICES AUTHORITY ACT 1991**

All contractors who perform insurable work over \$3,300 (incl.GST) must take out BSA insurance when working directly for consumers. (The only exemptions are contractors working as sub-contractors for a principal contractor, or for an owner builder). Evidence of payment must accompany an application for building approval of domestic work from QBSA stating an Insurance Premium has been paid. Council cannot issue the development permit for building work unless this letter has been submitted.

If the cost of work (including estimate of contractors hours and materials) is above \$6,600 the owner will require an owner builder's permit/number. Please refer any queries relating to owner builder permits to the Cairns office of the Queensland Building Services Authority on 0740 481103.

## 11. **REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND**

It is Council's Policy that a Registered Professional Engineer of Queensland designs the footings for all houses.

There are some structural manuals, which can be used under the provisions of the Building Code from which buildings can be designed. These include those such as the Residential Timber Framed Construction Manual - AS 1684, and the CMAA Single Leaf Reinforced Concrete Masonry Manual.

**12. Q LEAVE LEVY**

Any construction work of a value of \$80,000 or more attracts the Q Leave Levy. This is now payable at any Post Office. The receipt or yellow copy of the form is to be submitted to Council at the time of lodging plans.

**13. GENERAL INFORMATION**

The following general information is for the benefit of all persons contemplating new building work, alterations, or additions.

13.1 The building must be substantially commenced within the time specified on the building approval (Development Application Decision Notice) and where no time is specifically mentioned, then within twelve months of the date of approval.

13.2 It is a breach of the Building Act 1975 to occupy a building before a completion certificate is issued.

13.3 Plans may not be accepted if they do not conform to any of the foregoing and you are advised to contact the Building Surveyor before proceeding with any building work.

13.4 Etheridge Shire Council has declared by resolution under Section 53 of the Standard Building Regulation that the minimum floor level for habitable rooms is 292.5mm AHD for Georgetown and 600mm above the natural ground level for Mt Surprise. Generally elsewhere within the Shire the floor level is to be no less than 225mm (150mm for non-habitable buildings) above surrounding ground level but may be required to be at a higher level depending on the location and topography of the land.

13.5 Minimum height to underside of Bearers to be 400mm – height can be reduced to 150mm on sloping sites provided the minimum 400mm exists 2m from external walls.  
Climate Zone 2 -

Minimum 4000mm<sup>2</sup> /m of wall with NO membrane on the soil.  
Minimum 2000mm<sup>2</sup>/m of wall with membrane

13.6 All buildings shall be so constructed as to be bird and vermin proofed in all respects.

13.7 Etheridge Shire is mostly located within Wind Loading (AS1170) **Region A**, which is generally a non Tropical Cyclone Region.

The following Cyclonic Wind Rating (AS4055) for the Etheridge Shire is:

- o Residential (Townships) – N1 – N3 (W41c)
- o Rural (Stations) N3

**14. HOUSE REMOVAL POLICY**

Contact the Council, on 07 4062 1233.

**15. TEMPORARY OCCUPATION PERMITS**

Contact the Council, on 07 4062 1233.

# **Etheridge Shire Council**

## **General Plumbing Information**

### **16. PLUMBING AND DRAINAGE INFORMATION**

- 16.1 All Plumbing and Drainage must comply with the requirements of the National Plumbing and Drainage code AS3500, Standard Sewerage Law, Standard Water Law and AS1547 On-Site Domestic Waste Water Management.
- 16.2 A copy of the approved plans is to be on site and available at the time of inspection for perusal by the appropriate Plumbing Officer of the Council.
- 16.3 The drainage being built in conformity with the attached approved plan.
- 16.4 Council being notified when the work reaches the following stages:-
- (a) Under-slab;
  - (b) Rough-in
  - (c) Domestic wastewater treatment system/sewerage;
  - (d) Final
- 16.5 No person shall cover up any newly-constructed or reconstructed house drain, plumbing sewer or domestic wastewater treatment system or newly-fitted or refitted pipes, fittings and fixtures until such house drain, plumbing sewer or domestic wastewater treatment system or such fittings and fixtures have been inspected, tested and approved.
- 16.6 The connection of the domestic constant flow system shall be of rigid pipe and securely fixed. A Licensed Plumber must complete this work.
- 16.7 This approval will lapse and be void if the plumbing/drainage work is not commenced within 12 months of the date of approval.
- 16.8 Floor wastes are to be provided in all wet areas including bathrooms and laundry. The floor shall slope to the waste.
- 16.9 It is the responsibility of the plumber/drainer to notify Council on completion of the work so that it may be inspected. Twenty-four (24) hours is required.
- 16.10 Inspection will not be carried out on the plumbing and drainage of any new house, which is occupied before such inspection is undertaken, and no certificate of clearance will be issued.
- 16.11 Any change in the name of the plumber or drainer doing the work for which the permit is issued, is to be submitted immediately so that the appropriate change in Council's files can be made.

## 17. ON-SITE SEWERAGE TREATMENT SYSTEMS

17.1 Effluent shall meet the following standards:

	<b>Primary Effluent mg/L</b>	<b>Secondary Effluent mg/L</b>	<b>Advanced Secondary Effluent mg/L</b>
Biochemical Oxygen Demand	120 - 240	Less than or = 20	Less than or = 10
Suspended Solids	65 - 180	Less than or = 30	Less than or = 10
Total Nitrogen	36 - 45	Less than or = 30	Less than or = 10
Total Phosphorus	6 - 10	Less than or = 10	Less than or = 5
Thermotolerant Coliform (org/100mL)		Less than or = 200	Less than or = 10

17.2 It shall be the responsibility of the property owner to ensure that the effluent generated on the property does not cause nuisance, seep, run-off or drift of spray to adjoining properties, and or watercourses. Should there be insufficient land application area, the Chief Executive Officer, or such officer as nominated by the Chief Executive Officer may require the property owner to construct additional land application area at the property owner's expense.

- 17.3
- a) All purpose septic tank minimum size 3000 litres
  - b) If a pump out tank is required, it must be capacity size to the average daily flow – minimum 1000 litres
  - c) Outlet filter must be installed on all septic tanks
  - d) All vents to be mosquito proof

17.4 Garbage grinders are not to be installed.

17.5 On domestic residences, a minimum 140L grease trap shall be installed unless stated in writing by the relevant treatment plant manufacturer that one is not necessary.

17.6 The effluent shall not be used to irrigate fruit or vegetables.

17.7 The effluent shall not be connected, or any provision made for connection, to Council's water supply system and no draw-off taps shall be fitted on the land application irrigation line.

17.8 Council shall approve the design, details of construction, materials and methods used for the construction of any installation before construction commences.

17.9 The land application area shall be built to appropriately accept effluent before the commissioning of the treatment facility. The land application area shall be built in accordance with the approved On-Site Sewerage Assessment Report.

### 17.10 Set back distances:

On some very small allotments it may not be possible to achieve the separation distances given in Table A. Under these circumstances, the Council may, upon considering the public health and environmental risks, reduce the separation distance.

**Table A – Surface Horizontal Separation Distances**

	Primary Effluent	Secondary Effluent	Advanced Secondary Effluent
To bank of permanent water course (eg river stream or lake)	50m	30m	10m
To farm dams, intermittent water course, drainage channels	50m	30m	10m
To a bore or well used for domestic water supply	50m	30m	10m
Property boundaries, paths, walkways	4m when lower than the disposal facility, 2m when higher than the disposal facility	4m when lower than the disposal facility, 2m when higher than the disposal facility	4m when lower than the disposal facility, 2m when higher than the disposal facility
Dwelling, Children's play areas	25m	15m	10m
Water edge of swimming pool	10m	6m	6m
Vertical Separation Distance			
Unsaturated soil depth to a permanent water table (m)	1.2m	0.6m	0.3m

- 17.11 Council shall carry out a final inspection of the installation before use.
- 17.12 The property owner shall be responsible for the operation and maintenance of the installation to the satisfaction of the Chief Executive Officer. Where applicable, the property owner shall enter into a maintenance contract with the supplier of the equipment, or other approved organization, to ensure the proper operation of the unit. Inspections and maintenance by the maintenance contractor shall be carried out at least every three (3) months, and a report shall be sent to Council within thirty (30) days of the date of service. The report shall comprise the contractor's normal service report.
- 17.13 The property owner shall allow access to the facility so that Council may carry out any tests or rectification work it considers necessary, at the property owner's expense, to ensure compliance with effluent standards.
- 17.14 The property owner shall carry out, at the property owner's expense, any necessary repairs or modifications to their installation within thirty (30) day of the date of notice by Council.
- 17.15 A certificate of completion as per designer plans, and a copy of the Operational and Maintenance Guidelines shall be submitted to council prior to a final certificate being issued by council.
- 17.16 The applicant shall pay to Council, in advance, the fees detailed in the current Etheridge Shire Council Fees and Charges.
- 17.17 Under the Standard Sewerage Law, the information given by the applicant in applying for a permit shall be deemed to be a condition of permit.
- 17.18 Any other condition that may be required by resolution by Council.
- 17.19 Installation of 6/3 litre dual flush cisterns are compulsory in dwellings/buildings or for any new cisterns in existing dwellings.

## **18. CLASSIFICATION OF BUILDING AND STRUCTURES**

### **18.1 Principles of classification**

The classification of a building or part of a building is determined by the purpose for which it is designed constructed or adapted to be used.

### **18.2 Class 1**

One or more buildings, which in association constitute -

#### **Class 1a**

- (a) single dwelling including:
- (b) a detached house; or,
- (c) a row house, terrace house, town house or villa unit; or

#### **Class 1b**

(a) boarding house, guest house, hostel or the like with a total floor area not exceeding 300m<sup>2</sup> and in which not more than 12 persons would ordinarily be resident, which is not located above or below another dwelling or another Class of building other than a private garage.

### **18.3 Class 2**

A building containing 2 or more sole-occupancy units each being a separate dwelling, excluding buildings of Class 1.

### **18.4 Class 3**

A residential building, other than a building of Class 1 or 2, which is a common place of living for a number of unrelated persons, including -

- (a) a boarding-house, guest house, hostel, or lodging-house; or
- (b) a residential part of an hotel or motel; or
- (c) a residential part of a school; or
- (d) accommodation for the aged, disabled or children; or
- (e) a residential part of a health-care building which accommodates members of staff
- (f) a residential part of a Detention Centre for the accommodation of the inmates of the centre.

### **18.5 Class 4**

A dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.

### **18.6 Class 5**

An office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.

### **18.7 Class 6**

A shop or other building for the sale of goods by retail or the supply of services direct to the public, including -

- (a) an eating room, cafe, restaurant, milk or soft-drink bar; or
- (b) a dining room, bar, shop or kiosk part of a hotel or motel; or
- (c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or
- (d) market or saleroom, showroom, or service station.

### 18.8 Class 7

A building which is -

- (a) **Class 7a** - a public carpark; or
- (b) **Class 7b** - for storage, or display of goods or produce for sale by wholesale.

### 18.9 Class 8

A laboratory, or a building in which handicraft or process for the production, assembly, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain.

### 18.10 Class 9

A building of a public nature -

- a. **Class 9a** - a health-care building; or
- b. **Class 9b** - an assembly building, and
- c. **Class 9c** - an aged care building

### 18.12 Class 10

A non-habitable building or structure -

- (a) Class 10a - a non-habitable building being a private garage, shed, or the like; or
- (b) Class 10b - a structure being a fence, mast, antenna, retaining or freestanding wall, swimming pools or the like.