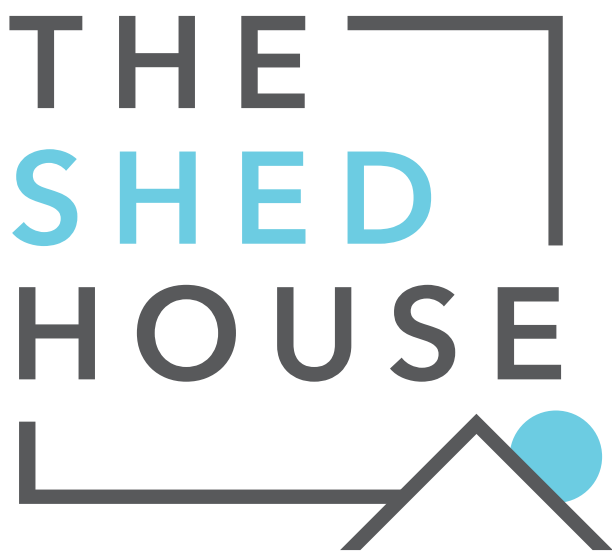


7

THINGS YOU NEED TO KNOW BEFORE BUILDING



A Guide By
The Shed House

In this guide you will learn the exact steps required to streamline the build process within a rural environment.

1. Where to position your home?
2. Who is the home for?
3. Establishing your budget.
4. Site Investigation.
5. Design And Engineering.
6. Selections.
7. Energy Efficiency.

1.

WHERE TO
POSITION
YOUR HOME?

1.1 SITE LOCATION

Have a walk around your block to establish a suitable building site. Consider the following points when doing so:

- Required setbacks to boundaries
- Vehicle access to the building site
- Power supply to the site
- Water and sewerage options

The aspect of the building site is also important. North or north-east facing sites are the best for an energy efficient home.

If it's a Granny Flat, consider the proximity to the existing house to ensure you comply with council rules.



1.2 INITIAL SITE INVESTIGATIONS

Once you have decided on your potential building site. Complete some initial investigations.

You can do most of this research online using the local councils mapping and overlay tools. If you are unsure you can call councils development services for more information.

The most common overlays are:

- Protected native vegetation
- Bushfire prone areas
- Water way easements
- Slope stability
- Boundary setbacks



2.

WHO IS THE
HOME FOR?

2.1 FUTURE PROOF

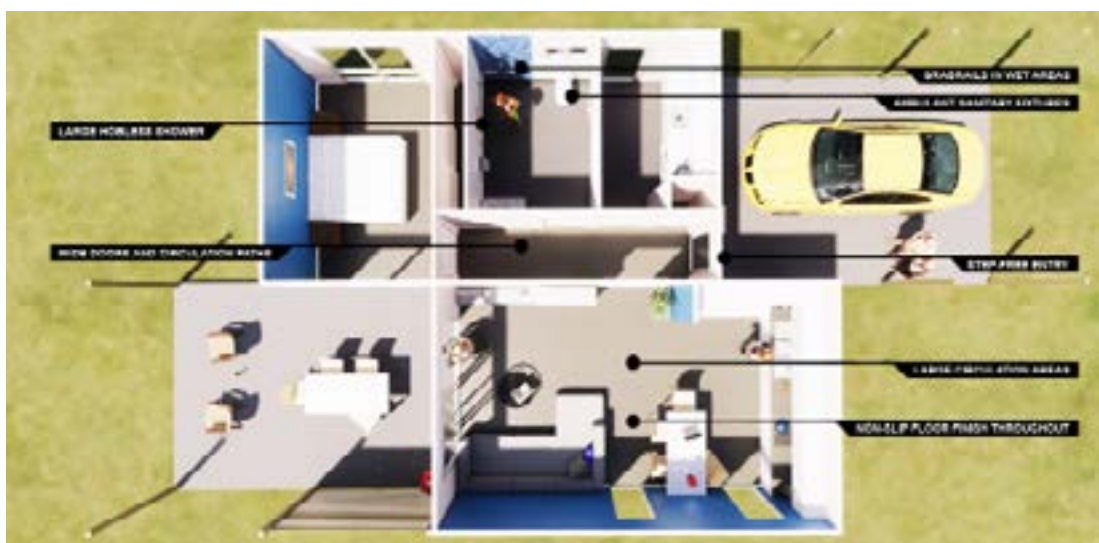
Thinking about who the new home is for now, and in the future, will definitely save you money in the long run.

If you are building a new family home consider how your family will live in the home.

- Do you spend more time outside on the deck than in the living area?
- Where would you like your main bedroom in respect to the other bedrooms?

Future proof your Granny Flat with wider doorways and level access in the bathroom with grab rails.

You can download our [new home checklist](#) which will take you step-by-step through your new home design.

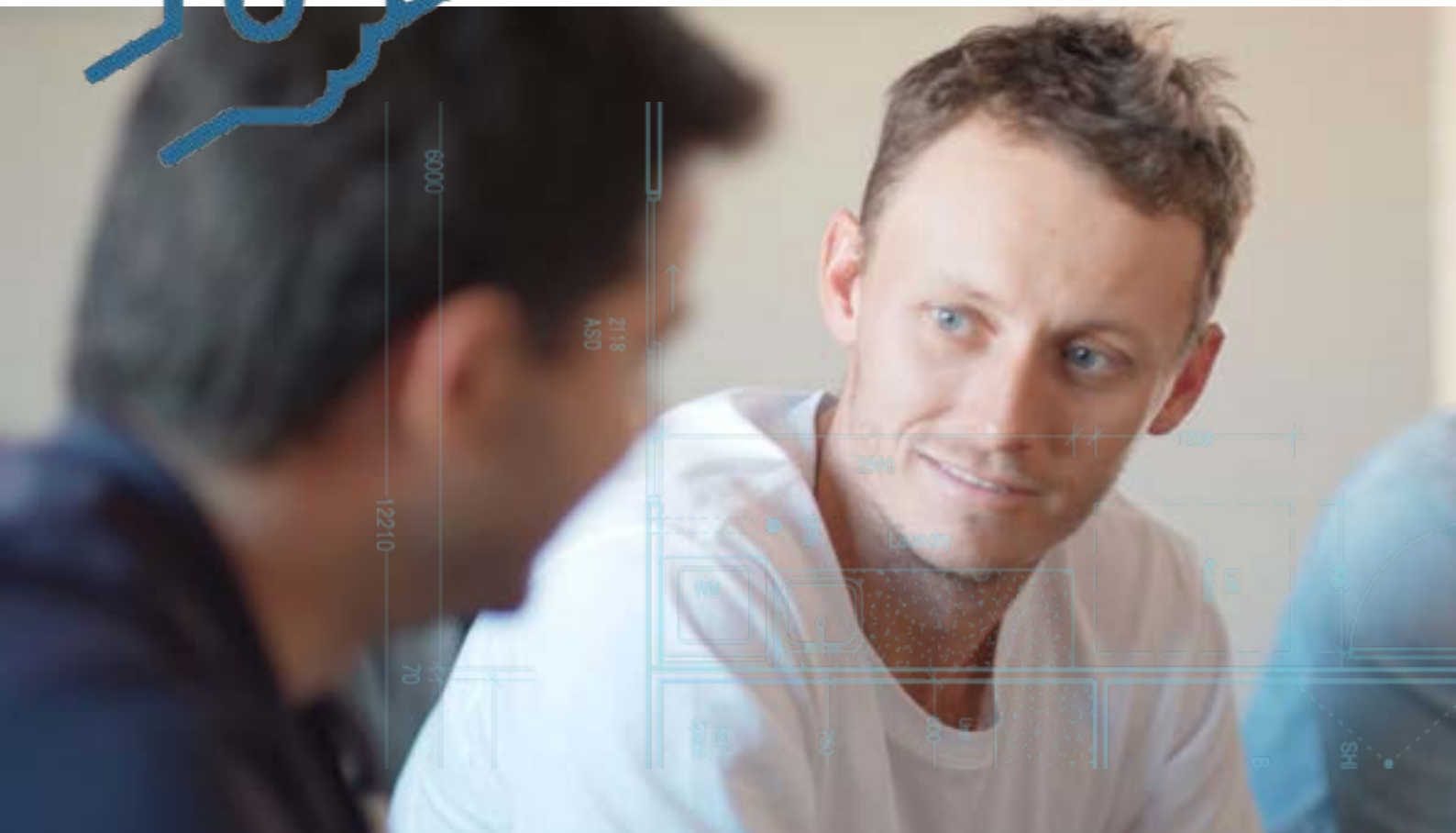


2.2 INITIAL DESIGN CONSULTATION

Now that you are prepared.

Talk to your draftsman or architect about your home.

They can complete preliminary drawings based on your ideas, needs and building location.



3.

ESTABLISHING YOUR BUDGET

Establishing a budget early is an important step in creating your vision for the project. There is no point in designing a home or a granny flat which ends up being way out of your budget. This will lead to stress and redesign, which adds costs and reduces your bottom line.

Do some initial research to see what other homes cost to build and then create some basic ideas based on this research.

Once you have this information talk to your bank or finance broker to understand what the best way to fund your build. If you require a loan, ask them to organise a pre-approval for you so once you are ready to start you don't need to stress about finance.

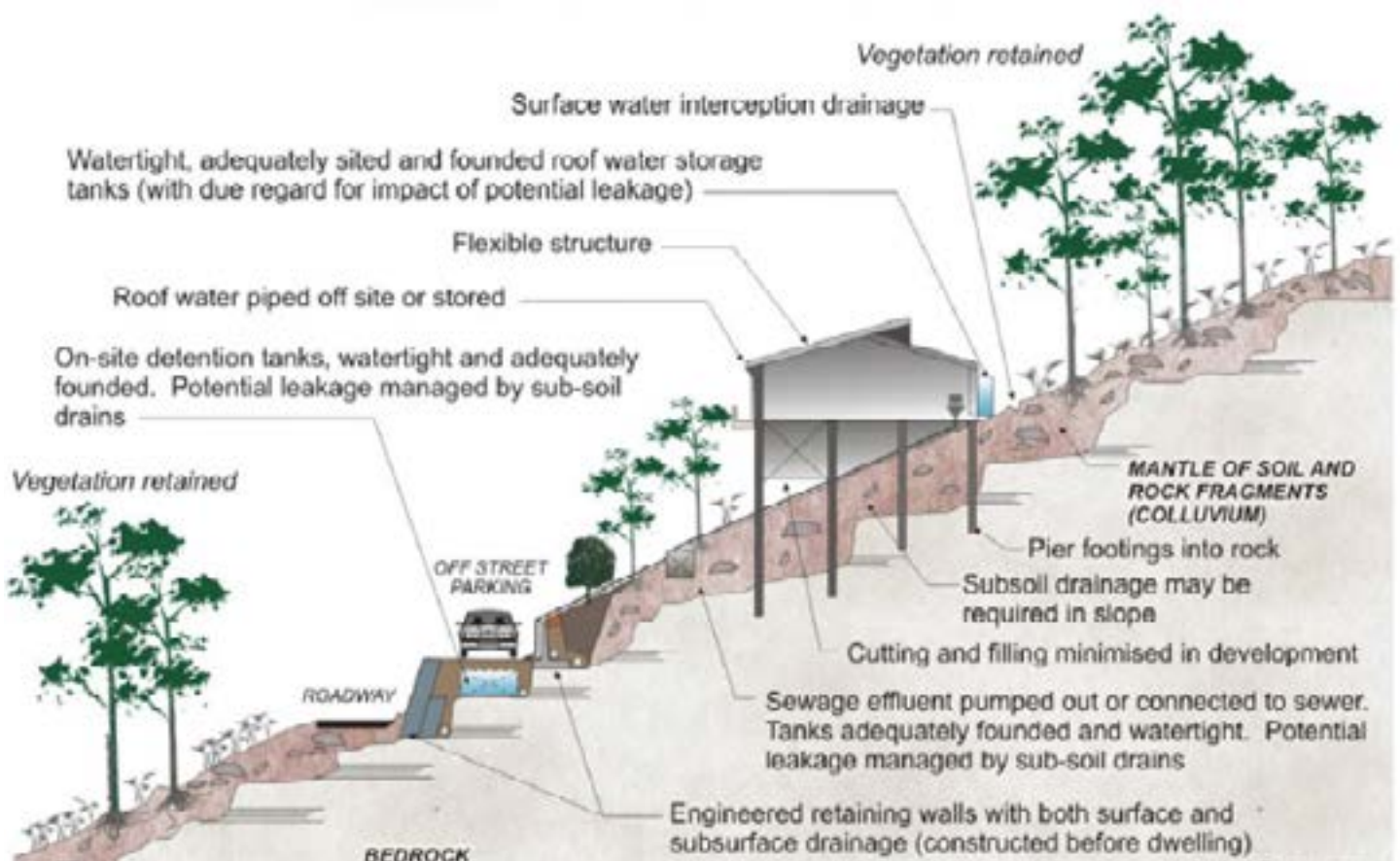


4.

SITE
INVESTIGATION

Soil Conditions - Understanding the building foundations will provide the designer with the critical information of the type of foundations required to anchor the home to the ground.

Slope Stability – if the site has a slope of more than 15%, a slope stability report will be required. This report will allow the engineer to design the foundations, accounting for possible landslips in the future.



4.2 BUSHFIRE REPORT

Fire Report – If the building location is heavily forested or has vegetation in close proximity, a bushfire report is needed to confirm the type of building materials required to provide additional protection for your home.



4.3 WASTE WATER

Wastewater – This report will specify what type of wastewater system you will need to install and where the wastewater can be distributed in order to comply with local council regulations.



5.

DESIGN
AND
ENGINEERING

Now that you have a building location and understand who the home is for, your designer can commence an initial design concept. This is usually in the form of a basic floor plan and shows room sizes and locations. It includes a site plan where the new building will sit on the block in relation to boundaries.

These drawings are required by all trades, building certifiers and engineers to provide you with feedback and initial costing. When you are satisfied with the cost estimates, you can then progress to the final set of plans which can be submitted for building approval.

The Shed House design team will work with you to bring your ideas to life. Our designers use the latest in 3D technology, which will allow you to visualise your new home in the exact location on your block.



5.2 ENGINEERING

Once your plans have been drafted and you are happy with the layout and elevations, your plans will be reviewed by an engineer. Sometimes this step can take several weeks and may require minor design adjustments to ensure your new home meets strict structural engineering requirements based on the local conditions and wind rating.

The Shed House has streamlined this process by working closely with our engineer and design team to ensure our homes are planned within our scope, preventing time delays and cost blowouts.



6.

SELECTIONS

6.1 SELECTIONS

Choosing your selections at the start of the process will save you time and money. Most selection choices have an affect on multiple points of a job so by choosing them at the start all the trades know what is required.

As an example: the type of floor will affect the base floor preparation, kitchen installation height, window height and skirting installation process. So by changing your mind half way through you may affect 4 – 5 different trades.



7.

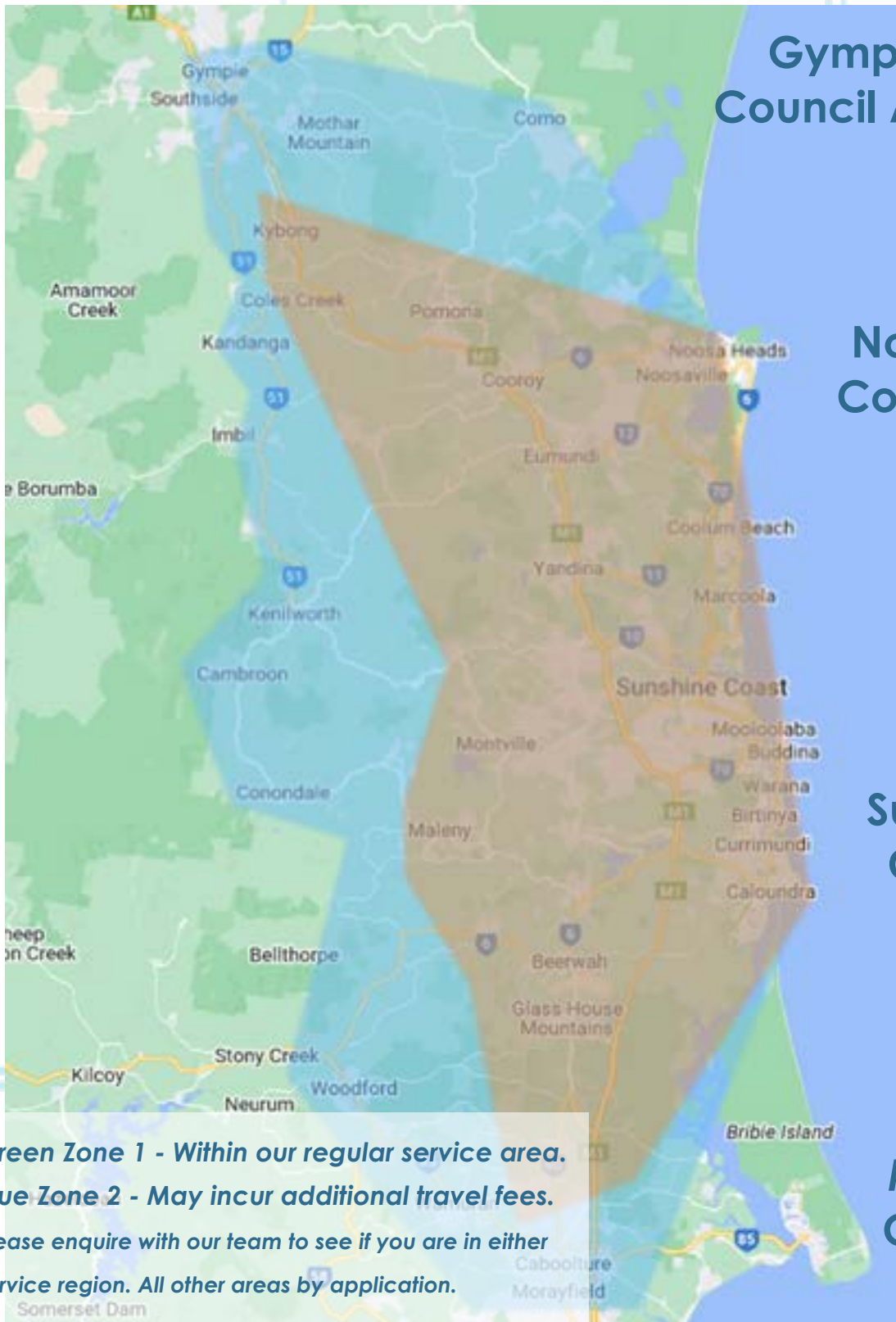
ENERGY
EFFICIENCY

7.1 ENERGY EFFICIENCY

This report is completed to provide your home with an energy efficiency rating. The rating lets you know how effective your home will be at retaining heat in winter and cool air in summer. The report considers items such as:

- Total square metres of glass and type of glass
- Aspect of the home with direct sunlight and shadowing
- Type and rating of insulation in the roof and walls
- Cross flow ventilation through the home
- Cladding materials used
- Eaves and covered outdoor deck areas, providing shade to windows

Where we build?



Gympie Council Area

Noosa Shire Council Area

Sunshine Coast Council Area

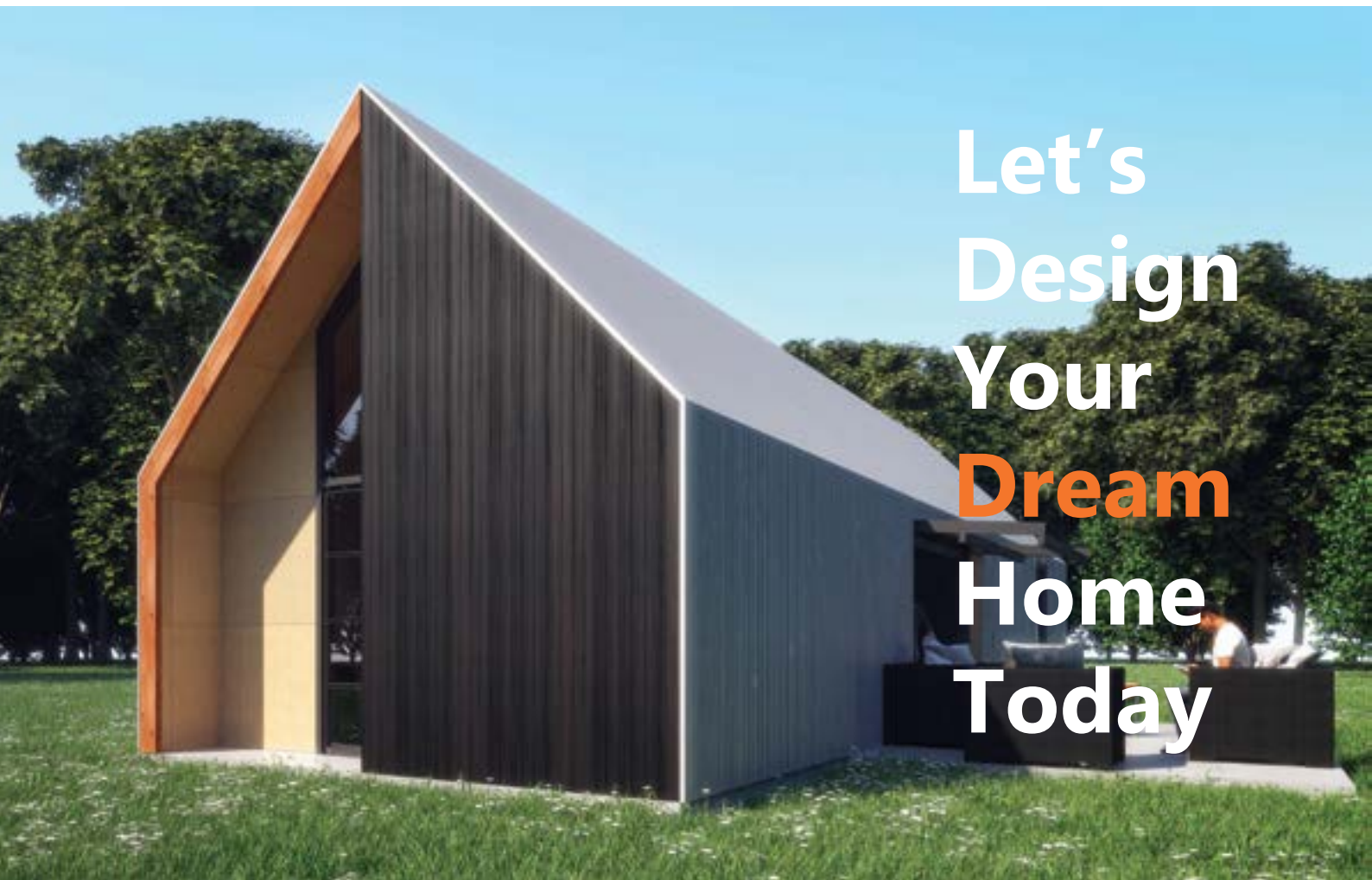
Moreton Bay Council Area

*Green Zone 1 - Within our regular service area.
Blue Zone 2 - May incur additional travel fees.
Please enquire with our team to see if you are in either service region. All other areas by application.*

We are a **family owned** and operated small business, located on the Sunshine Coast. Our dedicated team of **local** builders, architects, interior designers and other professional trades people provide you with sound advice and quality workmanship. We take **pride** in building unique living alternatives for our local communities.

Contact us to see how our family can find the right housing alternative for yours.

- Meet the team -



Let's
Design
Your
Dream
Home
Today

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