

## SPARK HOMES AUS PTY LTD

### INSTRUCTIONS FOR CUSTOMIZED HOME PLANS - REQUIRED DOCUMENTS

The following information must be provided before seeking Council approval. Ensure all details are complete and accurate to avoid delays in the approval process.

#### 1. Site Details

- **Development Plan (DP):** Provide the DP number for the block.
- **Site Plan:** Include a detailed plan of the current block showing boundaries and features.
- **Preferred Setbacks:** Provide a sketch indicating preferred setbacks to the house and fences, clearly marked.

#### 2. Orientation

- **Block Position:** Submit a sketch showing the house position on the block, referencing existing boundaries and structures.
- **Setbacks:** Indicate distances from all boundaries to the proposed structure.

#### 3. Floor Plan

- **Dimensions:** Provide a detailed floor plan with all room dimensions.
- **Required Features:**
  - Smoke detector placement.
  - Washing machine tub location.
- **Roof Details:** Roof material and assumed pitch (minimum 10 degrees).
- **Roof structure** (e.g., gable or flat).
- **For skillion roofs:**
  - Indicate the high side.
  - Specify if the roof will be hidden behind a barge board with a level fascia.

#### 4. Materials and Dimensions

- **Windows and Doors:**
  - Dimensions and materials.
- **External Walls:**
  - Specify material (e.g., cladding, brick veneer) and color.
- **Ceiling Height:**
  - Indicate whether the ceiling is flat or raked.
- **Eaves:**
  - Provide dimensions. If not uniform, indicate specific dimensions for each side.
- **Floor Finishes:**
  - Specify materials (e.g., timber, carpet).

#### 5. Utilities

- **Cooktop:** Specify electric or gas.
- **Hot Water System:** Specify electric or gas.

#### 6. Frame Details

- **Frame Material:**
  - Indicate metal frames for walls and floors.
- **Frame Sizes:**
  - Provide sectional sizes for internal frames, floor frames, and external frames.



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## **7. Floor Structure**

### **•Type:**

- Slab on the ground or piers.

### **•Piers (if applicable):**

- Indicate the type and height above the existing ground.

## **8. Stormwater Management**

### **•Provide a sketch showing:**

- Direction of water flow from new downpipes.
- Connection to the existing Council stormwater easement.
- Approximate slope for gravity flow to the street.

## **9. Landings and Stairs**

### **•Landing/Stairs:**

- Indicate if a roof is required.
- Provide details for roof size, height, design, and materials.

## **10. Additional Items Requiring Approval**

- Include dimensions and details for any additional items or features requiring concurrent approval.

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