

Development Plan Consent Checklist

Carports, garages, sheds and verandahs



As required by Section 39 of the Development Act 1993, three copies of the following information must accompany all planning applications involving a secondary residential structure:

- A completed Development Application form
- The prescribed planning lodgement and assessment fee
- A signed Electricity Act Declaration form
- A copy of the Certificate of Title (dated no more than 3 months old or original)
- A scaled site plan of 1:100 (1cm=1m) or 1:200 (1cm=2m) showing:
 - The boundaries and dimensions of the site(s)
 - The approximate North point
 - The location of any easements located on the property (if applicable)
 - The location of any existing or proposed septic tank/s (if applicable)
 - The position and dimension of proposed structure relative to the boundaries of the site and any existing buildings
 - The location of all existing and proposed driveways (if applicable) relative to any street trees and other infrastructure location within Council's road verge (i.e. stobie poles, light poles, site entry pits etc)
 - The location and extent of all earth works (cut and fill) and retaining walls proposed (if applicable)
 - The location of any regulated/significant trees within 15 metres of the proposed development, including any site works (if required)
 - The method(s) of stormwater disposal and detention for the site
- Plan view of the structure, to be drawn to a scale of not less than 1:100
- Elevation drawings for the dwelling/s, to be drawn to a scale of not less than 1:100
- Elevation drawings for the structure, to be drawn to a scale of not less than 1:100
- Colour and external finish details for the structure

Please note, you will require both Planning Consent and Building Rules Consent in order to receive full Development Approval to start building. Building Rules Consent can be granted by Council or a Private Certifier.

Should you wish to apply for full development approval through Council, you will be required to submit the following details for Building Rules Consent, in addition to the above list:

- Scaled frame plan, showing individual elements, span measurements and connection details to be drawn to a scale of not less than 1:100
 - If steel framed, manufacturers design computations or specifications and span tables to the correct wind speed
 - If steel framed and individually designed, design computations from a structural or civil engineer
 - If timber framed, all timber sizes and structural timber
- Construction methodology to correct Standards
- Footing pad dimensions or connection to concrete slab details

- If the structure is to be attached to the roof frame of an existing structure, ie a dwelling, the following details are required:
 - Written verification from a suitably qualified person stating that the existing roof structure is structurally adequate to attach the new structure
 - Provide clarification of existing roof construction materials and general details (i.e. conventional construction, timber, rafter size, rafter spacing and connections)
 - Connection detail between the two structures (i.e. rafter bracket and rafter strengthening detail, bracket location etc.)
- Indemnity insurance certificate for domestic building work with a value exceeding \$12,000.
- Payment of a Construction Industry Training (CITB) levy is required for building work with a value exceeding \$15,000.

Please be advised that this checklist contains the minimum information required to lodge your application, in accordance with the Development Act 1993. Should further information be required to assist in the assessment of your application, a request will be made in writing.

For more information, please contact us on 08 8397 7444 or visit www.teatreegully.sa.gov.au