

ON LINE DEVELOPMENT APPLICATION REQUIREMENTS

IS007B

Responsible Officer: MDS

Issue Date: 24/08/2023

Next Review Date: August 2026

Important Information

Applicant Checklist DOMESTIC SHED/GARAGE Class 10a

As part of Council's continuous improvement process we are committed to assisting applicants with the complicated process of lodging a development application to achieve a successful outcome. This checklist has been designed to guide applicants through the information legislatively required by Council when seeking Development Approval.

Compliance with this checklist will significantly reduce assessment time required for your application. However, please note each application is assessed on its merits and other information and actions may be required.

Applications are now available on line – <https://plan.sa.gov.au/>

Council can assist with uploading applications (fees apply)

- ☐ Completed the on line application form
- ☐ Certificate of Title (available from Council subject to payment of an administration fee)
- ☐ Copy of Land Management Agreement or Encumbrances (if applicable)
- ☐ Indemnity Insurance Certificate (for domestic building work with a value exceeding \$12,000)

PLANS REQUIRED TO BE DRAWN AND SUPPLIED WITH APPLICATION

Site Plan – Scale not less than 1:200

- ☐ North point
- ☐ Boundary dimensions and site area
- ☐ Existing buildings on site and their current use
- ☐ Location of proposed building and its proposed use
- ☐ Location of existing wastewater system (e.g. septic tank and soakage)
- ☐ Clear distances of proposed building from boundaries, other buildings and wastewater system

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- Landscape plans containing existing/proposed vegetation (to screen the building from the street/neighbouring properties)
- Method of stormwater disposal/retention (eg. rainwater tank location, capacity and direction of overflow)
- Existing/proposed driveway access to the property
- Location and extent of any earthworks (cut and/or fill) and any retaining walls required for the development
- Location of easements/encumbrances (if applicable)
- Building envelope (if applicable)

Elevations (side views) – Scale 1:100

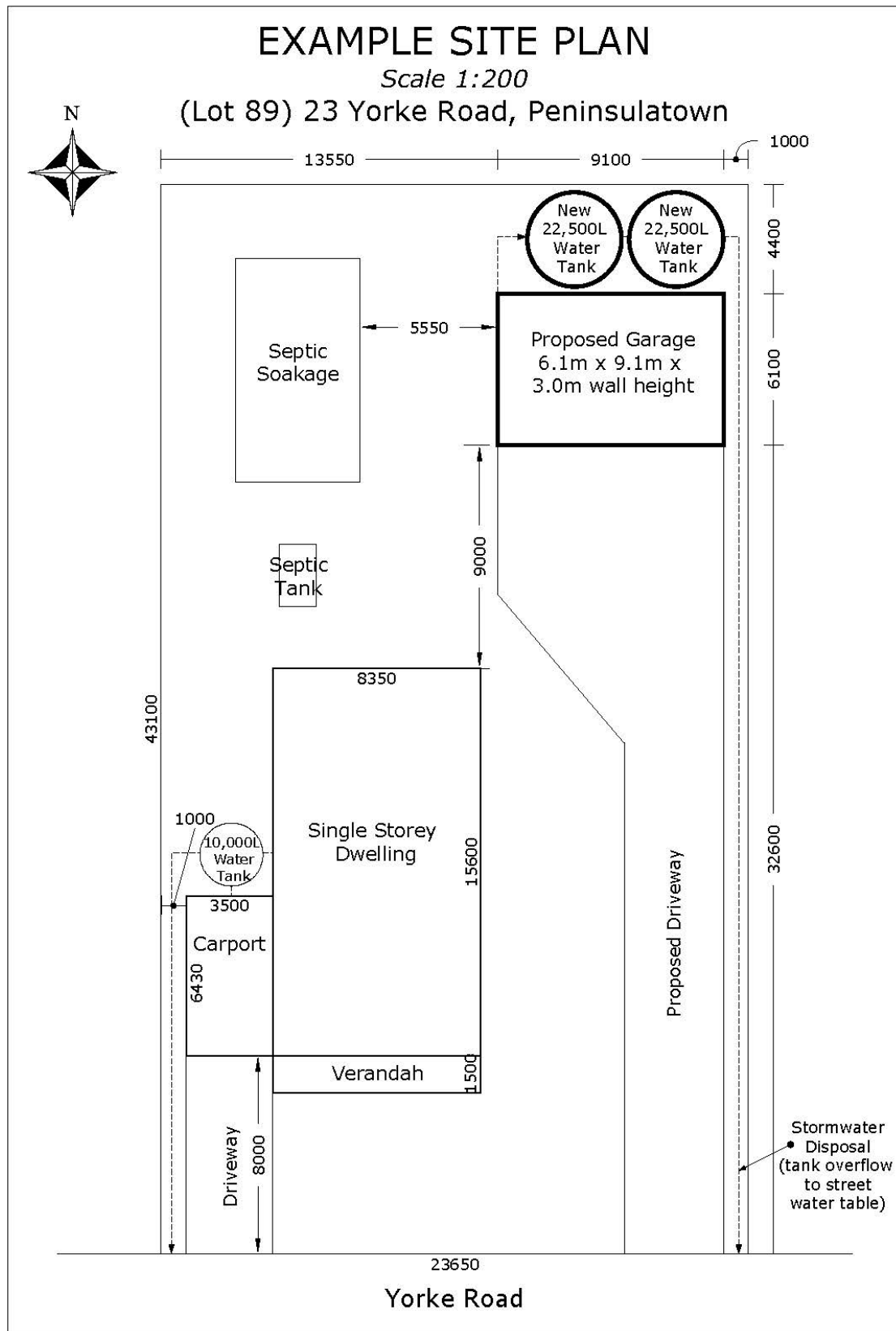
- Ridge/roof peak level
- Eaves level (top of walls)
- Location of windows and doors
- Colours and materials of external finishes (galvanized, colorbond, etc.)
- Roof pitch

Structural Layout Plan – Scale 1:100

- Building dimensions
- Position of openings, doors and windows
- Size and location of all structural members (columns, rafters, purlins, girts, footings and carry beams)
- Roof and wall bracing locations and size
- Quote Engineering Design Documents Number and any associated Engineering documents

Engineering Design Documents – Available from the manufacturer/supplier, designed for a site wind speed of 41 m/s (typically N3)

See examples of a typical Site Plan, Elevation Plans and Structural Layout Plan provided



EXAMPLE STRUCTURAL LAYOUT PLAN

Scale 1:100

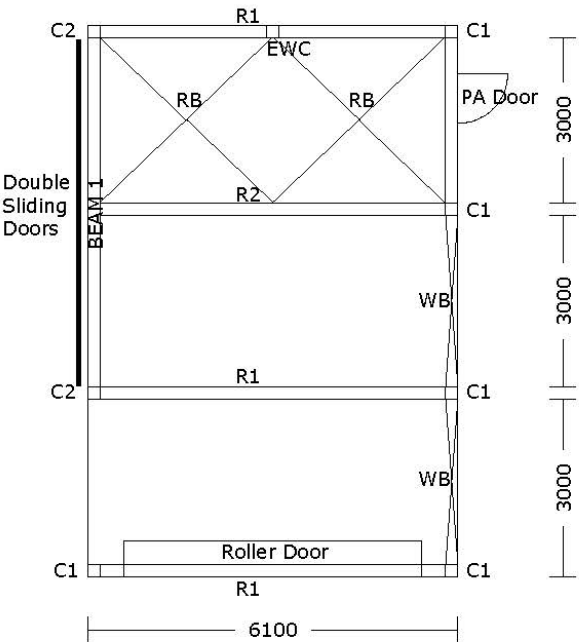
Manufacturer: xxxxxxxxxxxxxx
Engineering Reference Number
xxxx.xxxx.xxxx.xxxx
Wind Speed: 41m/s (typical)

Structural Members

C1 = C20019
C2 = C20019
EWC = C20015
R1 = C20019
R2 = C20015
BEAM 1 = 2/C20019
WB = 40 x 1 mm flat steel
RB = 50 x 1.2 mm flat steel
Purlins = C755012
Girts = C755010

Footings

Slab = 125mm thick (or none)
C1 = 500 square x 700 deep
C2 = 500 square x 1000 deep
EWC = 300 square x 500 deep



EXAMPLE ELEVATION PLANS

Scale 1:100

