

ON LINE DEVELOPMENT APPLICATION REQUIREMENTS

IS007C

Responsible Officer: MDS

Issue Date: 24/08/2023

Next Review Date: August 2026

Important Information **Applicant Checklist** **DECKS & VERANDAHS class 10**

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.

Please note that certain decks do not require development approval. For further information please contact Council.

Applications are now online – <https://plan.sa.gov.au/> Completed Development Application Form (SF014)

Council can assist with uploading the application (fees apply)

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 structure 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
- ☐ Landscape plans containing existing/proposed vegetation (to screen the structure from the street/neighbouring properties)
- ☐ Method of stormwater disposal/retention (e.g. rainwater tank location, capacity and direction of overflow)
- ☐ Existing/proposed driveway access to the property

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- 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

- Location of structural members (posts, bearers, joists, rafters, fascia, footings and purlins)
- Wall height, overall height & roof pitch
- Type of roof (e.g. Colorbond, shade cloth)
- Existing building connection (if attached to existing fascia or existing wall)
- Colours and materials

Structural Layout Plans – Scale 1:100 minimum

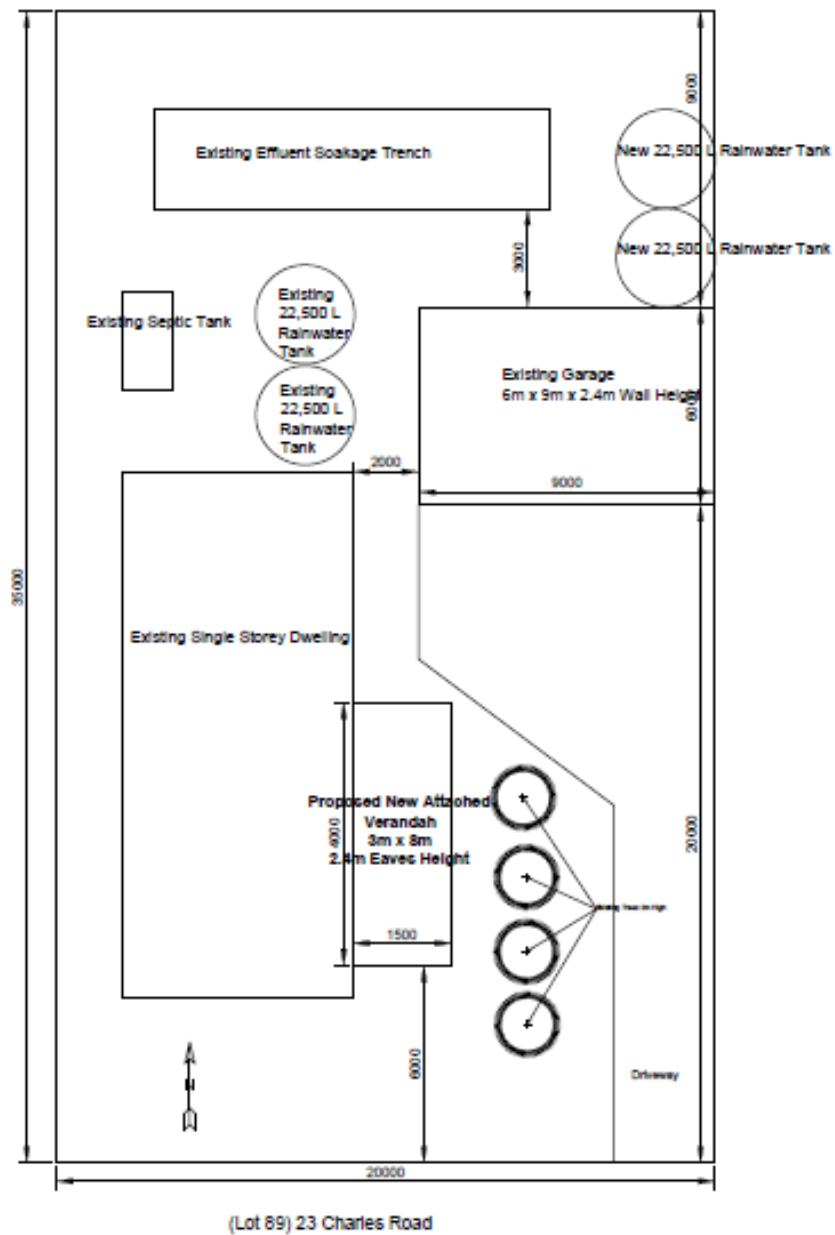
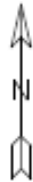
- Building dimensions
- Position and spacing/spans of structural members and footings
- For Decks – Plan showing post, bearer and joist sizes and locations
- For Verandah – Plan showing post, rafter, beam (fascia) and purlin sizes and locations
- For Attached Verandahs – Sectional drawing of connection to existing building including details of rafter stiffeners and fascia brackets.

Structural Details

- Design details for a site wind speed of 41 metres per second (typically N3)
- List of all structural member sizes and material grades (e.g. MGP10 Softwood)
- Size of footings
- Connection/fixings of all members (e.g. purlins to rafters with bugle screws, beam to posts with 2 x 10 mm galvanized bolts).

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

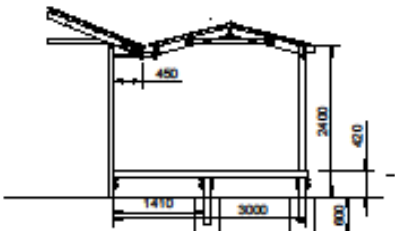
SITE PLAN EXAMPLE
VERANDAH/DECK APPLICATION
Scale 1:200
(Lot 89) 23 Charles Road



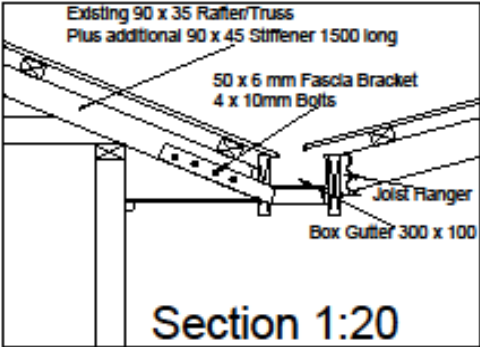
Example Plans
Verandah/Deck



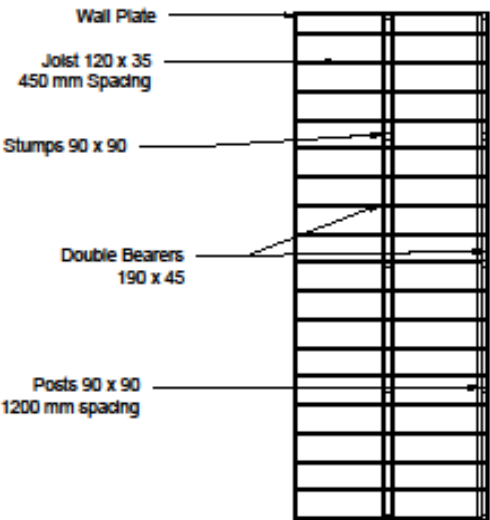
Elevation 1:100



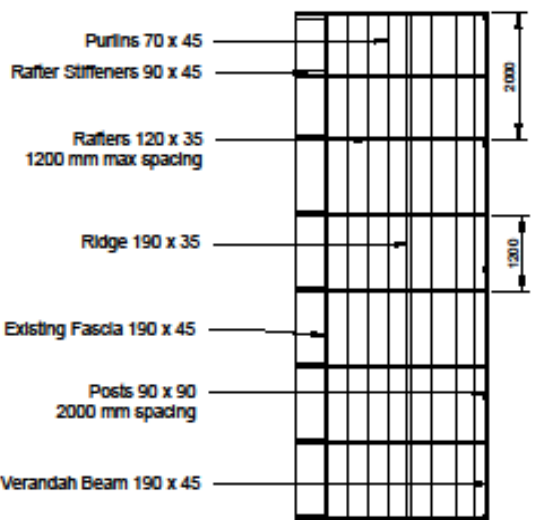
Section 1:100



Section 1:20



Floor Layout 1:100



Roof Layout 1:100