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DEVELOPMENT APPLICATION REQUIREMENTS

IS007B

Responsible Officer: MDS

Issue Date: 30/06/2015

Next Review Date: July 2016

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.

APPLICATION FORMS, FEES & DOCUMENTS, available at all Council offices
(These documents are also available on Council's website www.yorke.sa.gov.au)

- Development Application Form (SF014)
- Details of the use of the proposed building (eg. vehicle garage, domestic storage etc.)
- Powerline Clearance Declaration Form
- Development Application Fees (If you are not sure of the fees payable, please contact Council for assistance before lodging your application.)
- Construction Industry Training Board (CITB) form and fees (if development cost over \$15,000)
- Certificate of Title (available from Council subject to payment of an administration fee)
- Copy of Land Management Agreement/Encumbrances (if applicable)

PLANS REQUIRED TO BE DRAWN AND SUPPLIED WITH APPLICATION

Site Plan – Drawn to scale of not less than 1:200 including:

- North point
- Boundary dimensions and site area
- All existing buildings on site and their current use
- Location of proposed new building and its proposed use
- Location of existing septic/aerobic tank and effluent disposal area
- Clear distances of proposed building from boundaries, other buildings, and septic system

- Landscape plans containing existing/proposed vegetation (screen building from street/neighbouring properties)
- Method of stormwater disposal/retention (eg. Rainwater tanks and overflow location)
- Location of easements/encumbrances (if applicable)
- Driveway Access to property existing & proposed
- 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 structural members (columns, rafters, purlins, girts, footings and carry beams)
- Roof and wall bracing locations and size
- Quote Engineering Design Documents Number

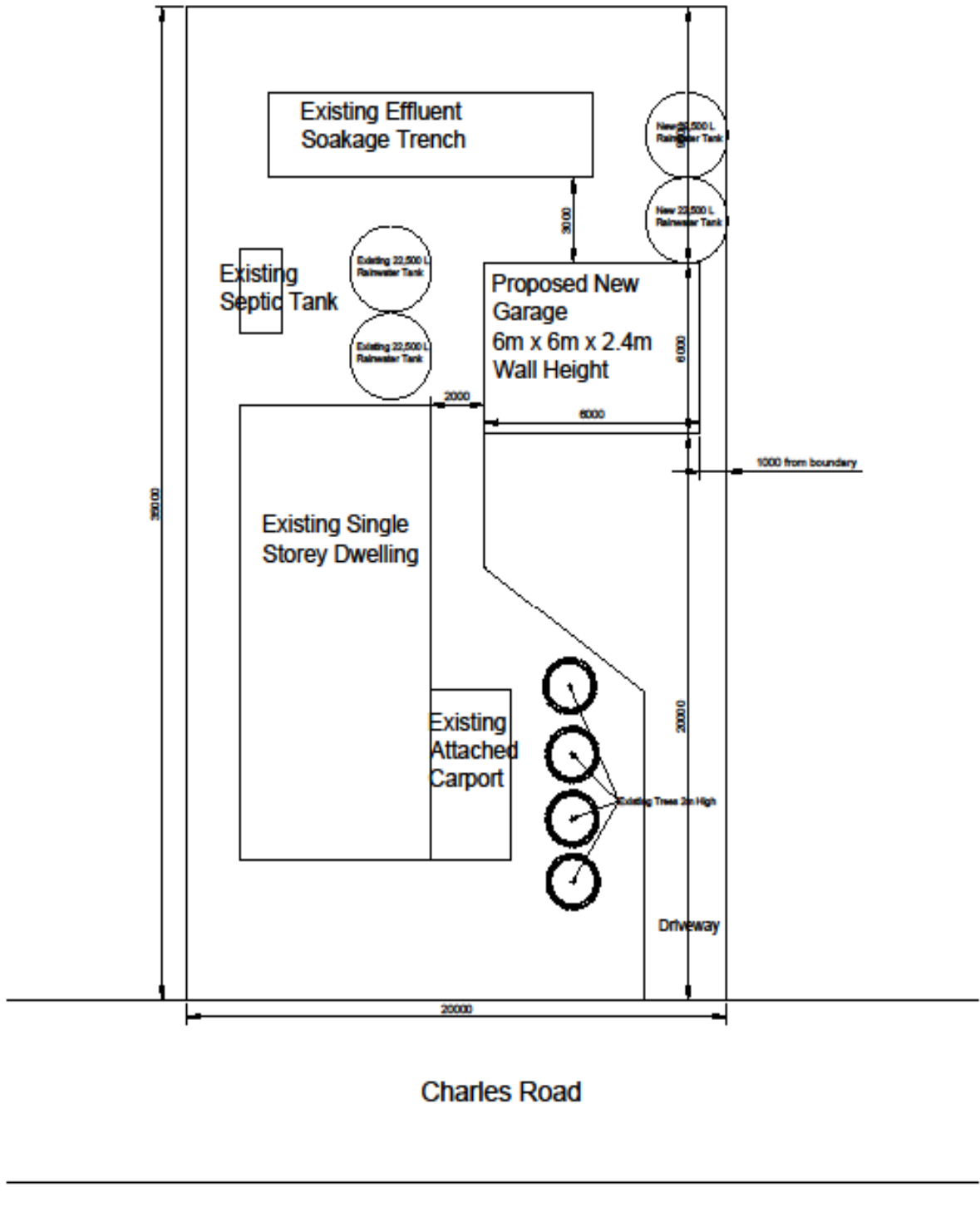
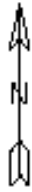
Engineering Design Documents – Available from manufacturer/supplier designed for a site wind speed of 41 m/s (typical)

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

SITE PLAN EXAMPLE

Scale 1:200

(Lot 89) 23 Charles Road



Charles Road

STRUCTURAL LAYOUT PLAN EXAMPLE

Scale 1:100

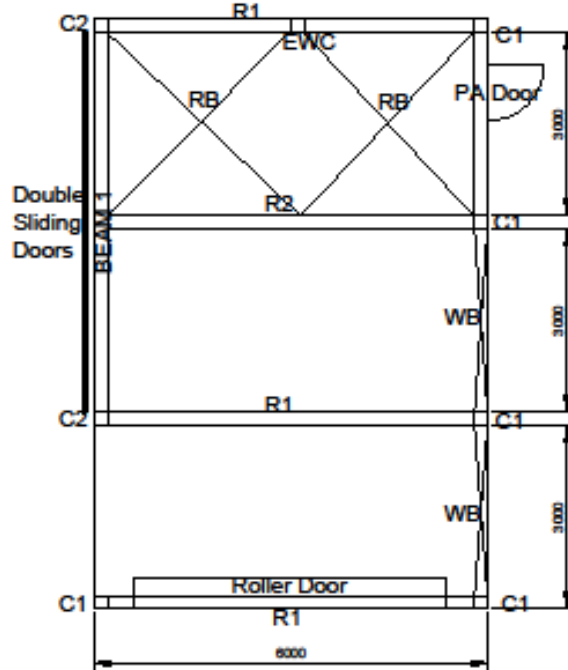
Manufacturer: xxxxxxxxxxxxxx
 Engineering Reference Number
 xxxxx.xxxxxx.xxxxxx.xxxxxx.
 Wind Speed: 41 m/s (typical)

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



ELEVATION PLANS EXAMPLE

Scale 1:100

