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DEVELOPMENT APPLICATION REQUIREMENTS

IS007C

Responsible Officer: MDS

Issue Date: 30/06/2015

Next Review Date: July 2016

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.

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

- Development Application Form (SF014)
- Powerline Clearance Declaration Form
- Certificate of Title (available from Council subject to payment of an administration fee)
- Development Application Fees (If you are not sure of the fees payable, please contact the Council for assistance prior to lodgement)
- Construction Industry Training Board (CITB) form and fees (if development cost over \$15,000)
- 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 structure and proposed use
- Location of existing septic/aerobic tank and effluent disposal area
- Clear distances of proposed building from boundaries, other buildings, and septic system.

- Any significant vegetation (screen structure from street/neighbouring properties)
- Method of stormwater disposal/retention (e.g. Rainwater Tanks/overflow location)
- Location of easements/encumbrances (if applicable)
- Driveway Access to property, existing and proposed (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
- 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

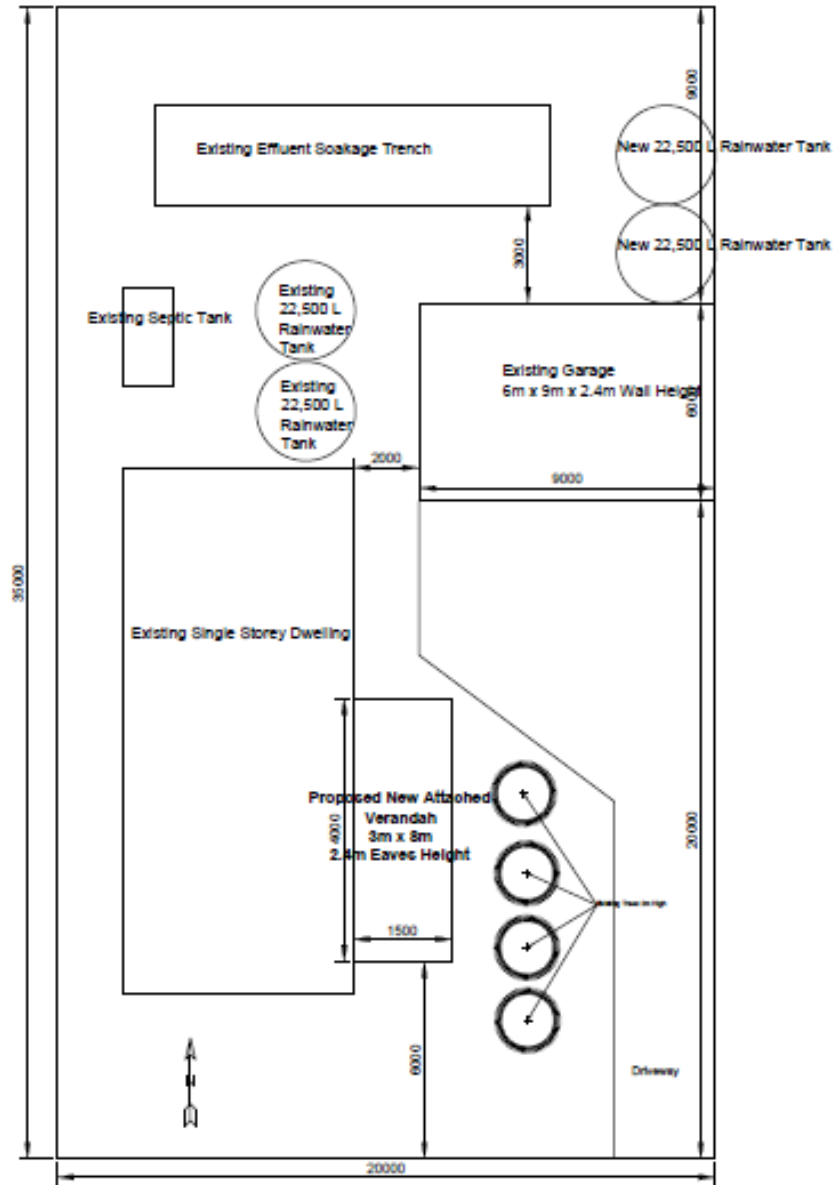
- Design details for a site wind speed of 41 metres per second (typical)
- List of all structural members and grades (e.g. MGP10 Softwood/F17 Hardwood)
- Size of footings
- Connection/fixings of all members (e.g. purlins to rafters with bugle screws, beam to posts with 2 x 10 mm galvanized bolts).

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

SITE PLAN EXAMPLE VERANDAH/DECK APPLICATION

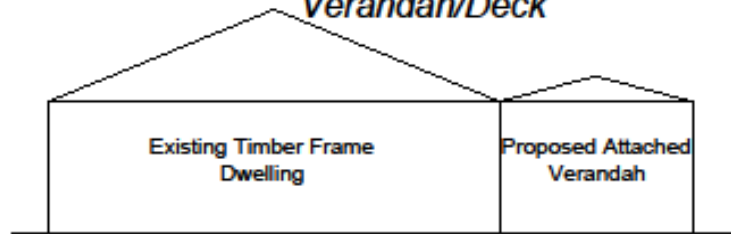
Scale 1:200

(Lot 89) 23 Charles Road

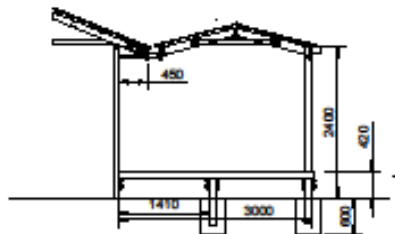


(Lot 89) 23 Charles Road

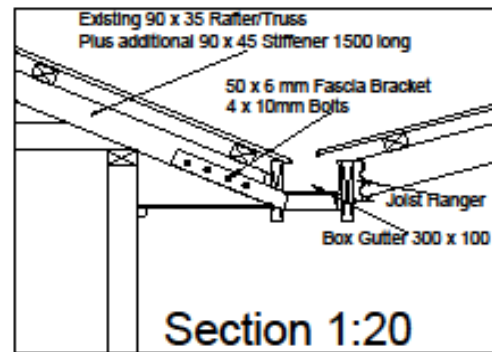
Example Plans Verandah/Deck



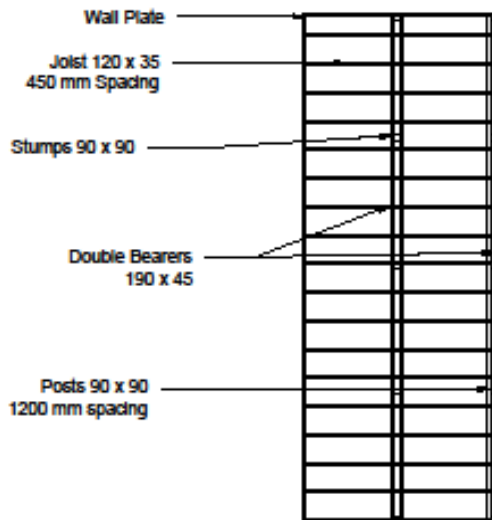
Elevation 1:100



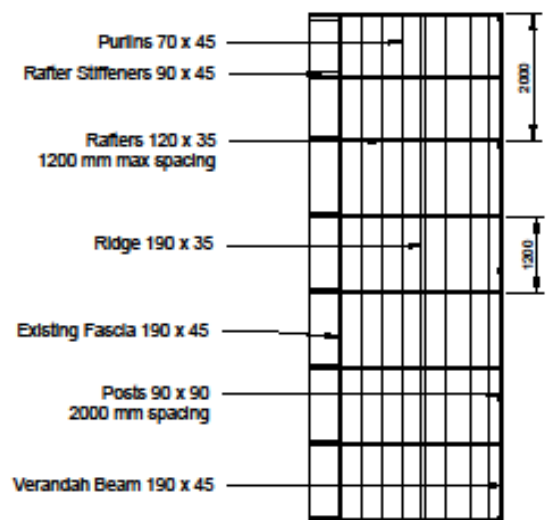
Section 1:100



Section 1:20



Floor Layout 1:100



Roof Layout 1:100