



**ADELAIDE HILLS
COUNCIL**

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Development Application Guidelines

The following is a general guide to assist with the provision of information required to enable assessment of development applications for compliance with the Building Code. Other information may also be required depending on the type of development proposed to be undertaken.

Forms

- Development Application form;
- A Waste Water Works Application, if plumbing work/alteration(s) is to be undertaken unless located in an SA Water Sewered area ;
- Certificate of Indemnity Insurance (domestic work over \$12000.00);
- Construction Industry Training Levy payment receipt (required to enable approval to be issued if value exceeds \$15000.00); Pay on line at www.citb.org.au or ask for a form to send a cheque to the Board;
- 3 duplicate sets of all plans and technical details are required.
- A copy of the certificate of title for the subject land

Site Plan

This is a view down on the allotment and site from above and should be drawn at a scale of 1:500. The plan is required to show all natural and improved features on the site. The site plan should show the following:

- Boundaries and dimensions and North point of the site, adjoining roads (including kerb gutter and foot path or formed roadway) rivers, reserves or the like;
- The location of the proposed development (building or land use) in relation to boundaries and other features of the site;
- Existing features of the site such as plantings, watercourses, fences, roads easements;
- Existing structures on the site including their distances from boundaries;
- Site levels and contours including temporary bench mark, bench level, finished floor level and site levels;
- Site levelling and or cut and fill proposals for development including angle of batter of fill or location of proposed retaining walls;
- Location of existing septic tanks and soakage/effluent connection points;
- The location of any trees that may affect the building on the subject or neighbouring site;
- The stormwater disposal system;

- For commercial/business developments the location of any signage, location and dimensions of on site car parks, materials of construction method of marking of driveways and car parks, method of collection treatment and discharge of stormwater to conform with stormwater pollution prevention details;
- Location of and type of lighting including luminesce direction of lighting and shielding to prevent nuisance by light spill;

Plans and Elevations of proposed building work at a scale of 1:100

- Dimensioned overall plan view of each storey showing all existing and proposed rooms, walls, doors, windows, fixtures, fittings (kitchen, bathroom, smoke detectors and the like) control joints brick piers, verandas, carports, hot water service and any other relevant feature of the building;
- For renovations a plan of the existing and a plan of the proposed will assist in showing the proposed development;
- Elevations of each side of the building and any relevant sections or details showing walls, roof, windows, doors, claddings, control joints, roof pitch and any other relevant details;
- Specific details of construction may clarify construction design and should be drawn at a scale of 1:20;
- Timber (or steel) framing design construction details showing floor, wall and roof member framing layout, all member sizes and spacing's, wall and roof bracing design and details (location and type of bracing), wall and roof tie down details (location and type of connectors), lintel sizes, wind speed design, timber type and stress grades;
- For trussed rooves, the truss design calculations, truss layout plan showing bracing, tie down, individual members, top and bottom chord restraint, hip end framing, web tie or bracing (if relevant) girder trusses, location of hot water service loads and the like;
- Independent plans specifying construction details for pre-manufactured garages, verandas, carports, pergolas and the like;
- Commercial business and industrial type developments will also need to detail universal access and egress details and essential safety provisions to be provided for the building including car parking facilities and a path of travel to the building.

Footings

An engineer's soil report is required for concrete footings. The design of the footings may be by the engineer or by a competent person in accordance with the engineer's site soil classification in accordance with AS 2870 residential slabs and footings;

Specification of works

Construction specifications detailing all works and trades to be undertaken in association with the building work, detailing quality of works, compliance with Australian Standards and the Building Codes, site sanitation and management etc. Specifications may be standardised type such as the Master Builders Association, Housing Industry Association, Nat spec or similar (provided by the builder affiliated with the organization) or independently catered to specify how the development will be undertaken to comply with the Building Code of Australia and all relevant Australian Standards.

Energy efficiency details of compliance

Details confirming compliance of the proposed building including additions, with the energy efficiency requirements of the Building Code. This may be by an independent assessment of the building against the provisions of the code or by an accredited assessor.

Rainwater storage (min 1000 litres) and method of interconnection into the dwelling to comply with the Building Code of Australia. (All laundry cold taps, a heated water unit or a toilet)

Bushfire construction standards

Details of the standard of construction to be met for bushfire protection for the building. This will vary depending on the location of the building and the Bushfire Attack Level required to be met;

Fees

Refer to the fees sheet on the back of the Development Application form. Council's staff will assist with determining the appropriate fee for the application. Fees are required to be paid at lodgement of the application. An application may be lodged with the relevant lodgment fee only. The remaining fees will then be calculated and sought separately. The application may not be processed until council has received payment of all relevant fees.

Private certification

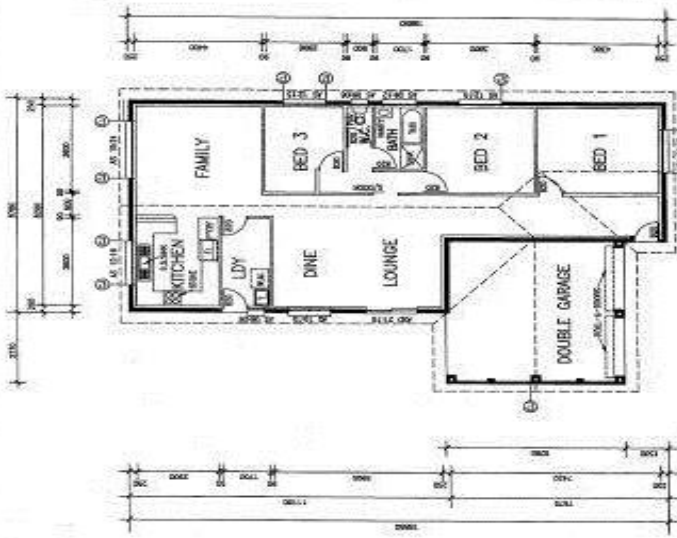
Applicants may employ the services of a Private Certifier in lieu of Council to undertake the Building Rules assessment of the application. A certifier cannot issue a Building Rules Consent in most cases unless the relevant Development Plan Consent has first been issued by Council. In this regard you will need to seek a Development Plan Consent from Council.

Other information

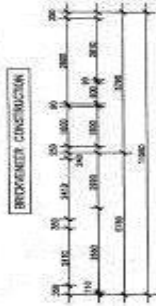
Applicants are advised to seek the assistance of suitably qualified persons to prepare and document development applications.

Inadequate or insufficient information can delay the processing of applications.

Note the building owner is required to provide notification to adjoining owners (section 60 and regulation 75 of the development act and regulations) when filling or excavating near boundaries. Refer to extracts attached.



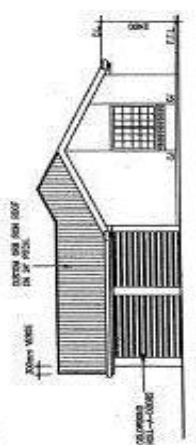
AREAS
 LIVING.....40.57sqm
 GARAGE.....35.17sqm
 TOTAL.....75.74sqm



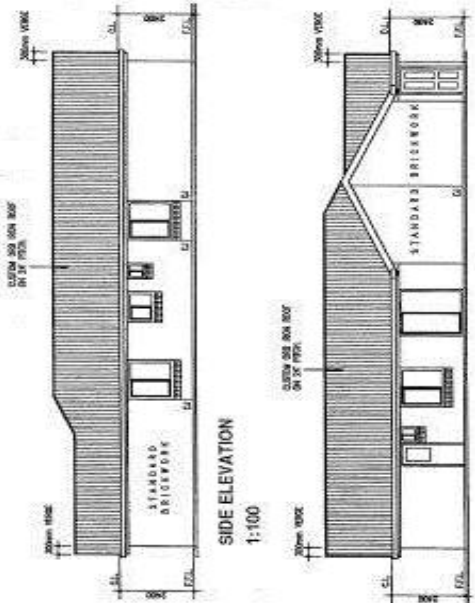
PLAN 1:100



REAR ELEVATION 1:100

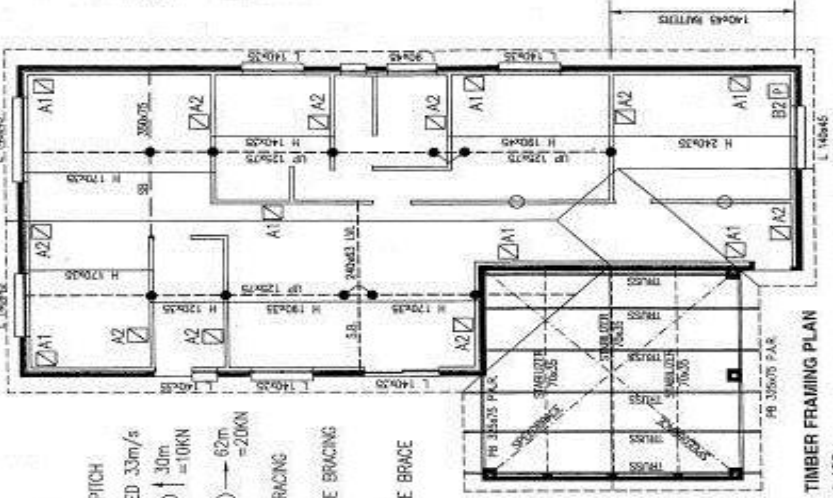


FRONT ELEVATION 1:100



SIDE ELEVATION 1:100

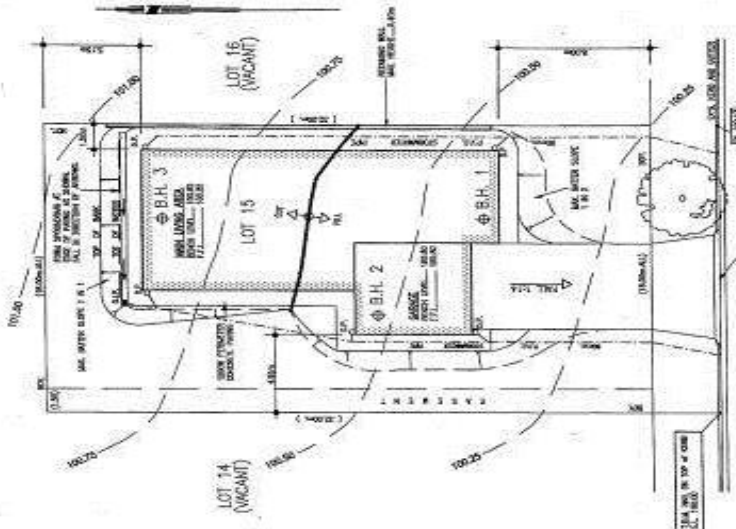
SIDE ELEVATION 1:100



TIMBER FRAMING PLAN 1:100

SHEET ROOF 24° PITCH
 DESIGN WIND SPEED 33m/s
 WIND DIRECTION ① 30m
 WIND DIRECTION ② 62m
 WIND DIRECTION ③ 20KN
 WIND DIRECTION ④ 20KN

PLYWOOD BRACING TYPE 'B'
 STEEL ANGLE BRACING TYPE 'A'
 ADDITIONAL STEEL ANGLE BRACE



SITE PLAN 1:200