

Building a carport, verandah or garage will require Development Approval from Council. Development Approval comprises both Development Plan Consent and Building Rules Consent. The application may be made for both consents together or separately. In some cases Development Plan Consent may not be required (refer to fast track guides)

INTRODUCTION

Development Plan Consent

An application for planning consent is assessed against Council’s Development Plan, which is the policy document administered by Council to ensure development occurs in an orderly manner. The matters considered include the visual impact of the structure on adjoining properties and the street; the safety and convenience of new driveways; the appropriateness of the intended use; and the amount of remaining open space.

Building Rules Consent

An application for building consent is assessed against the technical requirements of the Building Code of Australia and relevant standards to ensure the structural sufficiency, fire safety, health and amenity and energy efficiency of the structures are maintained.

HOW IS AN APPLICATION MADE?

An application is made by submitting a Development Application Form which is available from the Council’s Customer Service Centre and on Council’s website together with information relevant to your proposal and payment of the relevant fees.

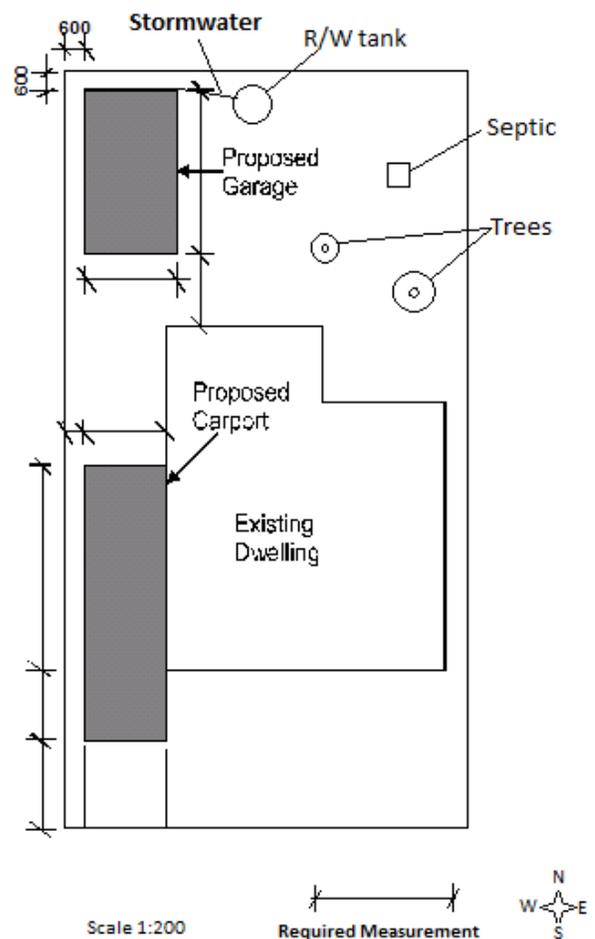
To avoid unnecessary delay, the information submitted with your application form should include those items on the checklist relevant to your development in particular;

1. Site Plan

The site plan as a general rule should be drawn to a minimum scale of 1:500 (recommended scale 1:200), and be adequately referenced to the subject land.

Example of Site Plan

Dimensions and stormwater disposal must be marked on the plan



2. Elevation Drawing

Elevations (drawn to scale 1:100) must show front and side views of the structure, including construction materials and colours, height to the eaves and the ridge of the roof as well as the doors and windows and profile of any excavation and fill.

3. Specifications/Plans (3 Copies)

The plans should be drawn to a minimum scale of 1:100 (unless involving large structures) showing:

- floor plan indicating dimensions of building work
- size and proposed use of various sections of the building
- size and location of posts
- size and spacing of all support beams and fascia's
- brand name, colour, type and pitch of roof cladding
- method of fixings - beams to posts, beams to walls, roof cladding to walls etc.
- the size of gutters, location of downpipes and the disposal of roof water

- include all dimensions
- specify all materials
- provide all connection details
- show footing details
- verandahs & carports attached to eaves will require rafter strengthening brackets, details of any windows/doors below and details of existing roof tie downs

4. Structural Calculations

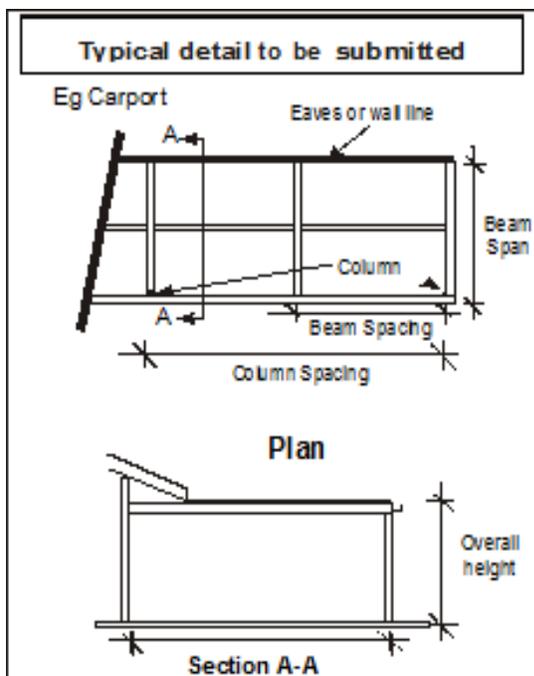
Brand name garages, tool sheds and verandahs that are produced by manufacturers generally have had their products designed by engineers and structural calculations can be obtained from the supplier. Applicants wishing to design their own garages, sheds, carports or verandah may be required to provide structural calculations to justify their design.

Roof Water Drainage

The roof water of all minor domestic structures constructed within the Corporation of the City of Whyalla should be retained on-site where possible or carried to the street water table by impervious pipe. Discharge into a rainwater tank and/or containing the run-off within the site is encouraged. Water is not allowed to enter or affect the stability of a building or a property, or create unhealthy or dangerous conditions or impact on neighboring properties.

Typical detail to be submitted

e.g. Carport



Easements

Building work is generally not permitted to be located over easements. If you need to construct a building over an easement, approval must be obtained from the authority that has control of the easement. Your Certificate of Title contains information about the location and nature of easements that may be on your property.

Encumbrance

In some areas, an encumbrance registered on the Certificate of Title will stipulate special building conditions. This may include the use of certain building materials or fencing. You should check your Certificate of Title to ensure you are not bound by such an encumbrance.

Indemnity Insurance

Where a licensed building work contractor has been engaged, prior to approval, to undertake domestic construction work defined as *development* by the Development Act 1993 and Regulations, of a contract value greater than \$12,000. The contractor must supply Council a copy of the required Certificate of Building Indemnity (Home Owners Warranty) Insurance as required by the Development Act 1993 and Building Work Contracts Act 1995.

Other Information

For their protection building owners are advised to employ licensed builders and contractors only.

If the cost of the construction work exceeds \$15,000, a receipt of proof of payment for the Construction Industry Training Levy must be supplied.

PLEASE NOTE: The information contained herein is intended as a summary. All applications are considered on their individual merits and therefore situations may vary. If you have any development enquiries or require more detailed information in this regard, then please either view our website at <http://www.whyalla.sa.gov.au> or contact Council's Customer Service Unit on 8640 3444.

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