



A GUIDE FOR NEW HOUSES & HOUSE EXTENSIONS

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Building a new house or extending your existing house 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.

INTRODUCTION

Development Plan Consent

An application for planning consent must comply with the Development Plan for the area in which the dwelling/addition is to be constructed. The matters considered include:

- Siting of the house
- Impact on the streetscape and adjoining houses.
- Safety and convenience of new driveways.
- Amount of private open space.
- General environmental impacts.

Building Rules Consent

An application for building consent must comply with the technical requirements of the Building Code of Australia and other relevant Australian Standards to ensure the structural sufficiency, health and amenity, fire safety and energy efficiency of a building.

How is an application made?

A Development Application is made by submitting a Development Application Form, which is available from the Council Office and via Council's [website](#), together with the information relevant to your proposal and payment of the relevant fee.

It is generally advisable to lodge an application for Development Plan Consent first, to enable details such as the design and siting of a building to be finalised prior to the preparation of technical drawings/specifications/calculations for Building Consent.

DEVELOPMENT PLAN CONSENT

Council requires at least three (3) copies of plans and requests that one set be A3 size.

To avoid unnecessary delay, the information submitted with your application form should include those items on the checklist for New Dwellings and Dwelling Additions, in particular:

1. Site Plan (3 copies)

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. For a rural property a large scale general siting plan together with a 1:500 development plan is suggested.

2. Elevation Drawing (3 copies)

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. The building as it relates to the slope of the land should be shown.

Large buildings may be drawn to the scale of 1:200.

3. Floor Plans (3 copies)

The plans should generally be drawn to a scale of 1:100, showing:

- Floor plan indicating dimension of building work
- Size and proposed use of various sections of the building.

Large building may be drawn to a scale of 1:200.

4. Description of Proposed Development

The application should be supported with a statement describing the proposal in reasonable detail as well as:

- Arrangements for storage and disposal of waste, stormwater and sewage.
- Brand name, colour and type of external material to be used.

Applicants are strongly advised to check the planning policies that guide the design, siting and construction of buildings and associated excavation, filling and access roadways/tracks prior to finalising plans for lodgment.

BUILDING RULES CONSENT

1. Technical Drawings (3 copies)

In addition to the site plan, floor plans and elevations mentioned previously, the technical drawings for building consent must contain the following information:

- Size and location of structural members.
- Details/sections as required, drawn to a scale no less than 1:20.

2. Specifications (3 copies)

The specifications outline materials and workmanship which comply with the Development Act & Regulations 1993 unless noted on the Technical Drawings. Standard specifications such as those available from the Masters Builders Association and Housing Industry Association are satisfactory provided the irrelevant clauses are deleted and any additional requirements are added.

3. Calculations (2 copies)

Calculations or reports (i.e. Structural Computations, Footing and Geotechnical Reports, etc) are required to verify designs not covered in standard tables.

Construction Industry Training Levy

If the cost of the construction work exceeds \$15,000 the SA Government Construction Industry Training Levy must be paid. The payment can be made by filling out the required form and making payment online at <http://www.citb.org.au>

and a receipt of payment provided. The Levy fee is calculated at 0.25% of the development cost.

Building Indemnity Insurance

Building indemnity insurance is required if the cost of construction work exceeds \$12,000 and you employ a licensed builder. A copy of the insurance certificate must be submitted with the building application.

Sewerage Disposal / Waste Systems

Some parts of the Council district are not connected to SA Water Sewer. In these areas a waste system application will be required for an on-site waste system.

Roof Water Drainage

The roof water should be disposed of 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 an adjacent building or property, or create unhealthy or dangerous conditions.

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/Land Management Agreement

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 clarify if you are bound by such an encumbrance/Land Management Agreement.

Smoke Detectors

Installation of hard wired Smoke detectors with a 9-volt battery back up is required for all new house and house additions. The smoke detectors must comply with Australian Standard 3786 and be located to protect the bedrooms.

Other Information

For their protection building owners are advised to employ licensed builders and contractors only. If you have limited building construction knowledge, it is advisable to use the services of professional building consultants in preparing the above information.

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 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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