INFORMATION SHEET NO. 24

Information to Submit with a Development Application for TRANSPORTABLE AND SIMILAR DWELLINGS

Development Applications are assessed against the relevant zone and policies contained within Council's Development Plan and other legislation that may be relevant at the time that the application is lodged. The purpose of assessment is to ensure that the proposed development conforms with the Development Plan, zoning and other legislative requirements. Applications are also assessed for compliance with the Building Code of Australia with respect to structural and life safety issues.

The information that is provided with any development application is the basis upon which your application is assessed. If inadequate or conflicting information is provided delays can be expected. It is important that the assessing officers are able to clearly understand what currently exists and what you are proposing. Once an initial assessment of an application and site inspection has been undertaken, assessing officers may request further information.

Information that must be submitted with a Development Application

1. A completed application form signed and dated.
2. Payment of relevant fees.
3. Declaration of Applicant (in relation to power lines).
4. A current copy of the Certificate of Title for the site (no more than 12 months old). Please check for easements and registered encumbrances.
5. A copy of the builders Indemnity Insurance Certificate (if valued $12,000 or more).
6. Proof of payment of the Construction Industry Training Board Levy (if over $15,000).

Plans and Documentation (3 copies with at least one copy being A3 or smaller)

7. Site plan in a minimum scale of 1:200, clearly showing the north point and location of the proposed development or activity including:-
   - Site boundaries with dimensions, roads and existing structures (inc retaining walls, fences, sheds, pools etc) and indicating the setback distance from the boundaries and other structures to the proposed development;
   - The location, size and nature of any existing structures (including septic tanks, fences and retaining walls), activities and easements; (septic tanks must be at least 2.5m from structures);
   - Show site contours and the finished floor level of proposed dwelling or addition in relation to kerbs, water tables, surrounding ground level, etc;
   - The location of the driveway with the transitional gradient shown; and
   - An indication of the method of stormwater disposal.
8. Floor plan indicating all openings.
9. Scaled elevation drawings showing external building materials, finishes and colours to be used. Ensure the elevations also provide accurate indications of the existing slope of the land, the extent of cut and fill and pitch of the roof.
10. Internal floor layout plans (existing and proposed) indicating areas of use.

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Postal Address: PO Box 72 Kapunda SA 5373 - Telephone: (08) 8525 3200 - Facsimile: (08) 8566 3262
Email: light@light.sa.gov.au - Website: www.light.sa.gov.au

If you are also seeking **Building Rules Consent** from Council you will additionally need to submit:-

11. Floor plan of the existing and proposed.

12. A roof, wall and floor framing layout of the building including dimensions and calculations.

13. Wall and roof bracing details.

14. Fixings and Tie down details.

15. Details of construction materials (internal and external) and design (including heights and ceiling levels).

16. Confirmation of the distance between the ground level and the lowest framing member.

17. Soil report confirming the soil classification for the site*.

18. Footing construction report if applicable*.

19. Details of services and infrastructure (e.g. sewer lines near footings, stormwater disposal).

20. Specifications and schedules of work to be undertaken (complies with current statutory requirements).

21. Independent certification (for steel framing).

22. Steel frame details (if applicable).

23. Truss design and calculations.

24. Details of any retaining walls and construction reports if applicable.

25. Wind speed.

26. Location of control joints on the floor plan.

27. Method of termite barriers proposed.

28. The location of hard wired smoke alarms.

29. Wet area waterproofing details.

30. Provision of sanitary and other facilities.

31. Energy efficiency details.

32. Water efficiency (e.g. provision of rainwater tanks plumbed to the dwelling).

33. Details of compliance with Bushfire construction requirements (if applicable)

Further Design Considerations

NOTE 1*: If the classification of the soil determines that there will be an extensive amount of movement, a strip footing or other method of footing construction may be required to minimize the effects of soil movement on the dwelling. Although all structures are expected to move with changing soil conditions, excessive movement may result in uneven floors, doors and windows that will not open or close, cracked tiles, damage to waterproofing of wet areas including showers etc. Most engineers will highlight that the building is required to be designed to allow for the subsequent jacking or structural realignment of the support system in response to soil movement.

The soil test is to determine the classification of the soil and confirm whether an alternative method of footing construction is required or not. (Soil classifications of H-D or greater will require further investigation of suitable footing systems).

NOTE 2: Council's Development Plan requires a minimum roof pitch of 17° for all transportable or similar style structures and that the area between the underside of the dwelling and ground level shall be enclosed.

NOTE 3: The space between the floor of the dwelling and the natural ground level must be enclosed using the same material as the external finish of the building; to maintain a consistent overall appearance. Ensure any base infill or enclosure maintains natural ventilation requirements for the sub floor and protection against ember attack if within a bushfire prone area.

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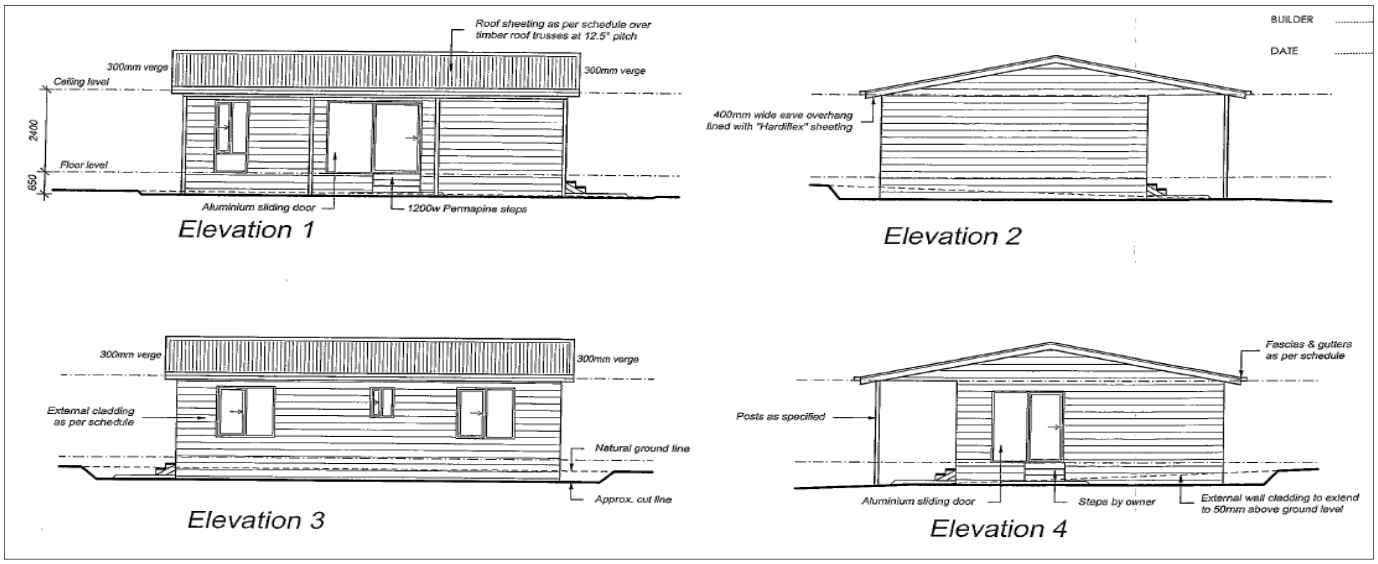
NOTE 4: The design of the dwelling is to incorporate verandahs, patios, pergolas, or similar features to enhance the style of the dwelling.

NOTE 5: Council's Development Plan requires that cut and fill do not exceed 1 metre.

NOTE 6: A **Wastewater Control System** (septic tank) application is to be lodged with Council at the time of lodging for Development Plan Consent (planning) for any new tanks, new plumbing work or amendments to existing plumbing. Failure to do so may result in unnecessary delays in the processing of the application.

NOTE 7: Should there be any **easements** on the site, no structures or fill may be placed over the easement (refer to the Certificate of Title, Information Sheet 5 and Council Policy 4.5).

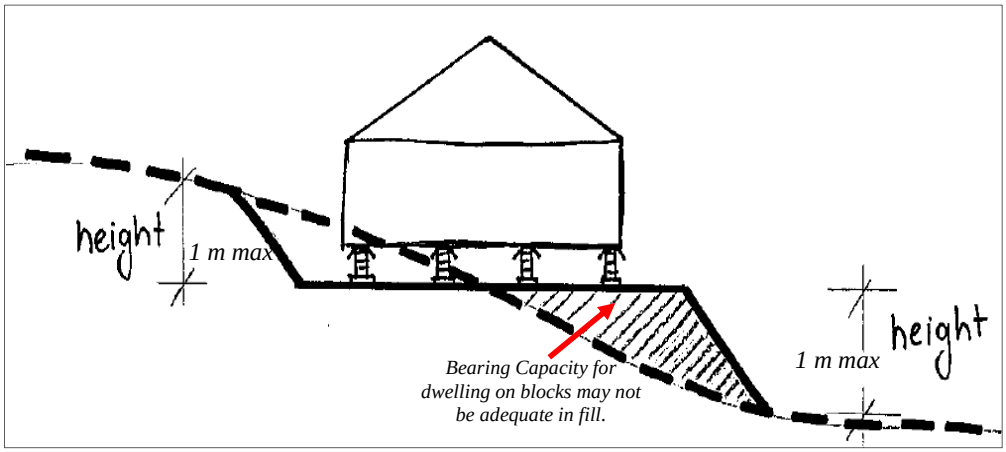
Examples of Elevations



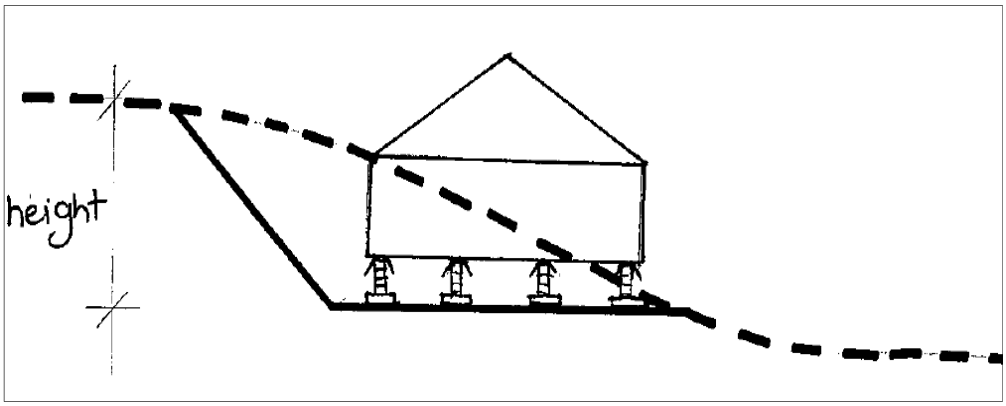
Above: Indicative elevations showing natural ground level, finished floor level and bench level.

Right: An example of where the cut and fill is equal across the slope of the land. In this case the footing pads must have an adequate bearing on firm natural soil. An engineer's footing report will be required to ensure the dwelling is located on a suitable foundation.

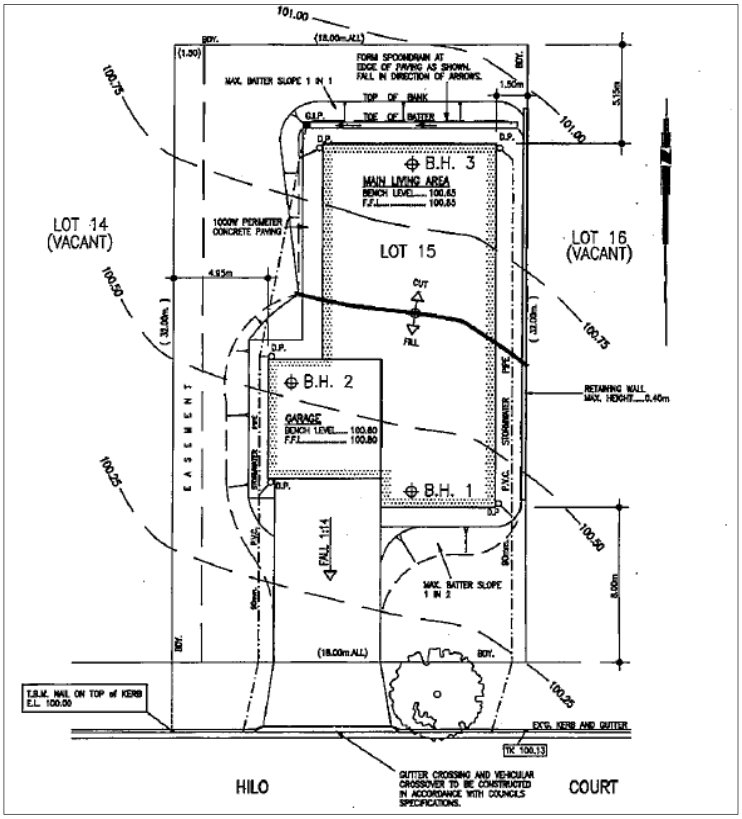
Note: Batters should be no greater than a slope of 1:2 (height:length) or retaining walls may be required.



Right: example of situation where the site is cut and there is no fill. The bearing for the dwelling may be within firm natural soil, however the height of the batter or retaining wall required may be excessive and not within the requirements of the Development Plan.



Examples of Site Plans

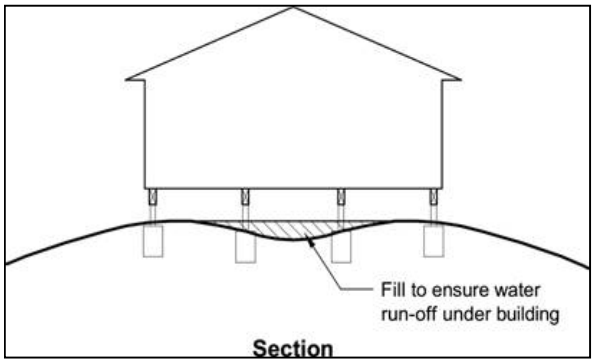


Left: Generic example of a site plan showing all boundaries, street, north point, contours, extent of cut and fill, finished floor levels and bench levels.

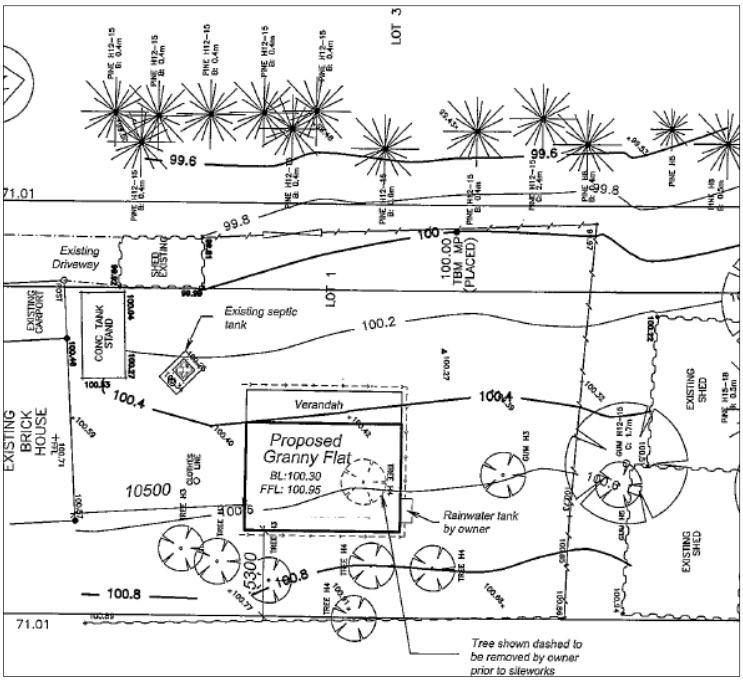
The site plan is also required to show any side entry pits, crossovers, street signs or lights or other infrastructure.

Where the dwelling is located within an area not serviced by a public sewer, the site plan is to also show the septic tank location.

The finished floor levels are generally in relation to the top of the kerb and the water table (gutter) to ensure there is adequate fall away from the building to prevent damage from localized flooding.



Left: Ensure that the ground surface below the dwelling has adequate drainage and does not allow water to pond.



Left: The part site plan shown indicates the proposed structure, proximity to the septic tank (the distance should be noted), and the proximity to other structures and the boundary.

Acknowledgements: Pictures courtesy of the South Australian Housing Code, Building Code of Australia and development application files.