

What information do I need to provide to lodge a development application for a

GARAGE/CARPORT/SHED/VERANDA

Before an application can be assessed by Council, the following information is required:

- A completed and signed Development Application form
- A completed and signed Electricity Act Declaration form
- Payment of development application fees
 - *Please note that if the cost of the development is over \$15,000 a Construction Industry Training Board (CITB) form will need to be completed and a fee paid (0.25% value of the development). Forms are available at the Council Office.*

Three (3) copies of the following must be provided

Specifications/Plans (drawn to minimum scale of 1:100)

- Floor plan showing dimensions of work
- Size & location of posts
- Size spacing of all support beams & fascia's
- Brand name, type & pitch of roof cladding
- Methods of fixings – beams to posts, beams to walls, roof cladding to walls etc.
- Size of gutters, location of downpipes & the disposal of roof water

Site Plan – showing

- All boundaries of the site & their measurements
- Any easements
- North point
- Plan of all existing buildings
- Details of stormwater disposal
- Any retaining walls
- Placement of trees that may affect the building
- Name & location of abutting streets
- Plan outline of the proposed work showing distances to boundaries etc.
- Outline of any structures on adjoining properties
- Location & dimension of any easements
- Position of any planned or existing septic tank & effluent disposal area
- Distance of proposed development from the two (2) closest boundaries

Elevations showing:

- Front & side views of the dwelling
- Construction materials
- Height to the eaves & ridge to the roof
- Any existing structure if the proposed structure is to be attached

Other required information

- Full structural details of the proposed development which must include the size, span & spacing of all parts incorporated in the structure. Must also include footing sizes. If the structure is a commercially manufactured steel framed structure the manufacturer's specifications should be adequate.
- Area of proposed development

Setbacks

- 7-metres from the front boundary of allotment
- 3-metres from side of road boundary if on a corner except if access is into a carport, then setback is 5.5 metres
- 600mm from neighbouring boundary for an open sided structure (i.e. carport)
- 900mm from neighbouring boundary for an enclosed structure (i.e. shed)
- If the structure is to be placed on a boundary or closer than the aforementioned distances, the consent & signature of the neighbor will be required.

Development Approval

As long as all of the relevant documentation has been provided and the applicable fees paid, Development Approval is *normally* granted within two (2) weeks of lodging the application.

If you have any queries please don't hesitate to contact Council's Manager of Development & Inspectorial Services Rocky Callisto.

Development Application forms can be collected from the Council Office or downloaded from Council's website www.tatiara.sa.gov.au