



Dwellings & additions to dwellings

Fact Sheet

OVERVIEW

Building a new dwelling or altering/extending an existing dwelling 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.

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 to be 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 standards to ensure the structural sufficiency, fire safety, health and amenity of the house.

HOW DO I MAKE AN APPLICATION?

An application is made by submitting a development application form (ensure you fill in all sections) which is available on the Council website or from the Council's customer service centres. To avoid unnecessary delay, refer to Council's *Dwellings* and *Dwelling alterations and additions* checklists for a complete list of information to be submitted with your application.

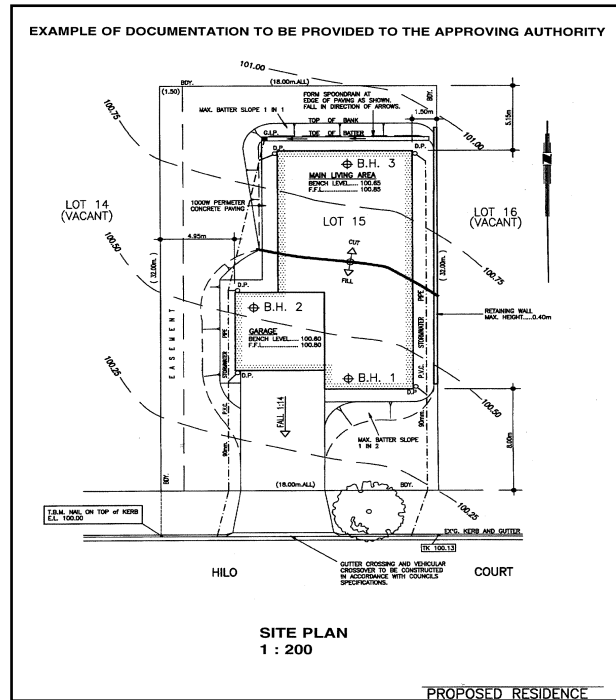
It is generally advisable to lodge an application for Development Plan Consent first, to enable details such as the design and siting of a building to be finalised prior to the preparation of technical drawings/specifications/calculations for Building Rules Consent.

In particular the following should be considered

Site Plan

- The site plan should be drawn to a minimum scale of 1:500 (recommended scales 1:100 or 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 site plan of the development site (ie where the dwelling/alterations will be sited on the block)
- Excavation should be limited to a maximum depth of 1.5 metres and fill to maximum height of 1.5 metres. This detail should be prepared by a surveyor or engineer to ensure that the land will be stable and not affect adjoining sites.

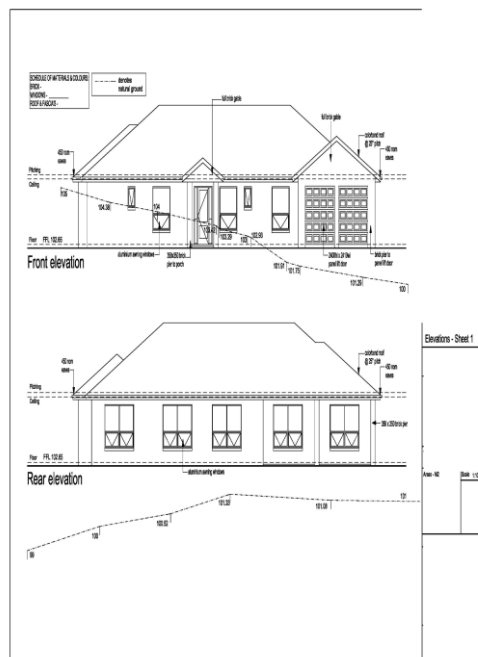
Site Plan Example



Elevations

- Elevations (generally drawn to a 1:100 scale) should indicate front and side views of the structure, including construction materials and height to the eaves and the ridge of the roof as well as the doors and windows. The building as it relates to existing ground levels and proposed ground levels should be shown.
- Large buildings may be drawn to a scale of 1:200.

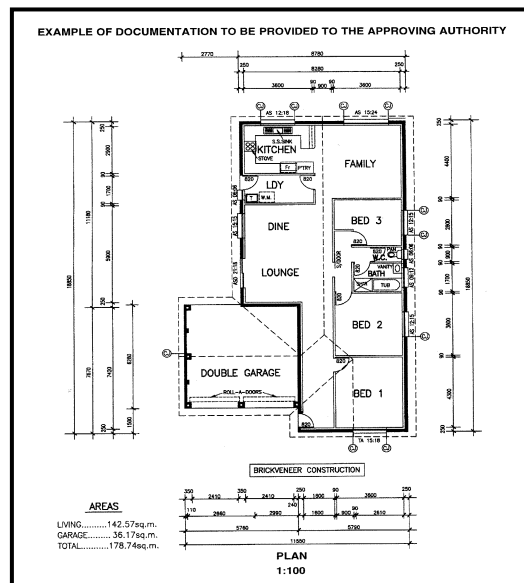
Elevations Example



Floor Plans (2 copies)

- The plans should generally be drawn to a scale of 1:100 showing
 - Floor plan indicating dimensions of building work
 - Size and proposed use of various sections of the building
 - Large buildings may be drawn to a scale of 1:200

Example of Floor Plan



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 materials to be used
- Bushfire protection and safety provisions

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 lodgement.

BUILDING RULES CONSENT

In addition to the above requirements, applications for Building Rules Consent should include:

Technical Drawings

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

Specifications

The specifications outline materials and workmanship which comply with the *Development Act 1993* and *Development Regulations 2008* unless noted on the Technical Drawings. Standard specifications such as those available from the Master Builders Association and Housing Industry Association are satisfactory provided the irrelevant clauses are deleted and any additional requirements are added.

Calculations

Calculations or reports (i.e. structural computations, footings and geotechnical reports etc) are required to verify designs not covered in standard tables.

Construction Industry Training Levy

If the cost of construction work exceeds \$40,000 the SA Government CIT Levy must be paid. Evidence of payment in the form of a receipt can be given. The levy fee is calculated at 0.25% of the construction cost and can be paid online at CITB.

Building Indemnity Insurance

A Certificate of Builders Indemnity Insurance is required to be provided when a licensed builder, a licensed trade's person or a licensed building supervisor has been engaged for construction work valued at \$12,000 or more.

DWELLINGS AND ADDITIONS WITHIN THE MOUNT LOFY RANGES WATERSHED AND THE MOUNT LOFTY RANGES PRIMARY PRODUCTION AREA

Applicants must ensure that the following information is submitted as part of their application so that Council can assess whether or not a proposed dwelling/addition is non-complying.

- Whether or not a detached, habitable dwelling already exists on the subject land or if a proposed dwelling has received planning consent but is not yet constructed
- Satisfy Council that the proposed detached dwelling/additions and allotment complies with the following criteria:
 - located outside of areas subject to inundation by a 100-year return period flood event or sited on land fill which would interfere with the flow of such flood waters.
 - connected to an approved sewerage or Common Effluent Disposal Scheme or has an on-site wastewater treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank System in South Australia (including supplements A & B) as prepared by the South Australian Health Commission.
 - septic tank effluent drainage field and any other wastewater disposal area (eg irrigation area) are located more than 50 metres from the watercourse identified on a current series 1:50,000 Department of Environment and Natural Resources topographic map.
 - wastewater disposal area is located on any land with a slope less than 20 percent (1-in-5), or a depth of bedrock or seasonal or permanent watertable greater than 1.2 metres pre-development.
 - septic tank or any other wastewater treatment facility located on land is not likely to be inundated by a 10-year return period flood event.
 - sited at least 25 metres from any watercourse identified on a current series 1:50,000 Department of Environment, Water and Natural Resources topographic map.

BUSHFIRE/COUNTRY FIRE SERVICE

The Council's district has been declared a Bushfire Prone Area. Development applications may require a referral to the Country Fire Service (referral fee applies) for consideration of bushfire related matters. New building work is required to comply with AS 3959 Construction of Buildings in Bushfire Prone Areas. Bushfire fire-fighting equipment is required in accordance with the Minister's Specification SA 78.

Consultation with the CFS Development Assessment Unit prior to application lodgement is strongly recommended.

SEWERAGE DISPOSAL/WASTE SYSTEMS

Some parts of the Council district are connected to SA Water sewer. However in most areas a waste system application will be required for an on-site waste system or for connection to a Community Wastewater Management System (CWMS).

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 detaining 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 (LMA)

In some areas an encumbrance (or LMA) 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 confirm if you are bound by such an encumbrance/LMA.

SMOKE DETECTORS

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

REGULATED TREES

Any work that affects a regulated tree will require approval from Council. Please refer to Council's *Protection of Regulated and Significant Trees fact sheet* for further information.

DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE (DPTI) - COMMISSIONER OF HIGHWAYS REFERRAL

If a new access is required adjacent to a main or arterial road which is serviced by the DPTI, the Council is required to refer your application to DPTI for consideration (referral fee applies).

PLEASE NOTE

The information provided in this Fact Sheet is only intended to be a summary. All applications are considered on their individual merits and therefore situations may vary.

Contact details

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Further information

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