



Checklist for new dwellings

Completed Development application form

Application fees

Copy of Certificate of Title (dated within three months or less)

Development Plan Consent

Site Plan (3 x A4 or A3 copies, drawn to scale of not less than 1:500)

- Allotment boundaries, dimensions, easements, contours and roads;
- Location and dimensions of all existing and proposed building(s), structures, driveways, fencing, trees, retaining walls and the Waste Control System. All features should be shown relative to site boundaries;
- Plans, specifications and cross sections of earthworks (excavation and/or fill);
- Distance (in metres) between the proposed building(s) and all other buildings on site and all boundaries;
- Method and direction of disposal of roof and storm water;
- Approximate north point;
- Site levels in relation to finished floor levels; and
- The purpose for which any existing building(s) on the site is used and the proposed use of any new building(s) on the site.

Elevations (3 x A4 or A3 copies drawn at a scale of not less than 1:100)

- Elevation drawings of all sides of the proposed dwelling;
- All dimensions of proposed building(s) (length, width and height);
- Final proposed exterior colours and materials of construction;
- If adding to an existing building, the elevation is to show the combined appearance; and
- Site level differences from the boundaries of the site.

Floor Plans (3 x A4 or A3 copies drawn at a scale of not less than 1:100)

- A floor plan of proposed building(s) and structures showing dimensions, intended use of rooms, existing floor areas (if applicable), window and access arrangements.

PowerLine Clearance Declaration (available at www.dcmtbarker.sa.gov.au)



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Building Rules Consent

Building Indemnity Insurance Certificate
(Required for development exceeding \$12,000.00)

Construction Industry Training Levy (CITB)
(Required for development exceeding \$15,000.00)

Technical Drawings (2 copies)

Wall and roof framing layouts include racking force bracing, tie down provisions and truss computations if applicable

Details of structural connections drawn to a scale of not less than 1:20

Wet area detail and other building rule requirements as necessary

Specifications (2 copies)

The building specification lists the materials and workmanship required by the Building Rules to comply with the Development Act and Regulations 1993

The Master Builders Association or Housing Industry Association standard specifications are satisfactory provided the irrelevant clauses are deleted and they are filled out with the owner, builder and site details

Details of the construction for bush fire protection (Council may refer your application to the CFS for assessment)

Demonstrate compliance with the 5 star Energy Efficiency Standards of the Building Code of Australia.

Engineering (2 copies)

All new dwellings & additions will require an engineer's soil investigation and footing report to be provided

The engineer's documentation should also state the design wind speed for the site and also include any structural calculations that are necessary (e.g. roof or floor beams, retaining walls, etc).

Important Notes:

Dwellings and dwelling additions within Bushfire Prone Areas (refer Development Plan Maps MtB/1 Overlay 3 Enlargements A-K) will require referral to the Country Fire Service. A \$167.00 referral fee will be required in addition to standard application fees.

The District Council of Mount Barker Development Plan is available on-line on the Planning SA website at:
<http://www.planning.sa.gov.au/edp/pdf/MTB.PDF>