



# New Homes and Extensions

To build a new home or extend your existing residence, you must have Development Approval from Council. This includes two types of consent known as Development Plan Consent (Planning) and Building Rules Consent (Building). You can make the application for both of these together or separately.

## Planning Consent

### *Development Plan*

An application for Planning Consent is assessed against the Development Plan, which is designed to guide the growth of the City of Mitcham in an orderly and economic manner. Amongst other things, the home's position on the site and its impact on the streetscape and adjoining homes, are taken into consideration as part of the assessment.

### *Complying – Development Plan or Residential Code*

A Planning Consent is issued automatically if your design meets certain criteria. This is called 'complying development'. The Complying Development Standards are found in the Mitcham Development Plan (Table Mit/1) and Schedule 4 of the Development Regulations 2008 (known as the "Residential Code"). More information about the "Residential Code" can be found at [www.sa.gov.au/planning/rescode](http://www.sa.gov.au/planning/rescode).

## Building Consent

After receiving Planning Consent, you will need to seek Building Rules Consent for your new home or extension. The proposal is assessed against the technical standards of the Building Code of Australia or National Construction Code and other relevant standards. The purpose of this assessment is to ensure the structural safety, the health of its occupants and fire protection of the home or extension.

## How do I make an application?

A development application form is available from the City of Mitcham website [www.mitchamcouncil.sa.gov.au](http://www.mitchamcouncil.sa.gov.au). You need to submit this to Council, along with other relevant information and fees. To avoid unnecessary delays, you should include one copy of the following information with your application:

## **Development Application Information Required**

The following must be submitted as part of your development application:

- Completed Development Application Form
- Copy of Certificate of Title
- Signed Powerline Declaration Form

Plans should be to scale (metric), and showing clearly the following information where applicable:

### **Site Plan**

- Minimum scale not less than 1:200
- North point and scale
- Any easements or rights of way on the property
- Adjoining properties and location of adjacent buildings
- All boundaries and dimensions of site including measurements and site area
- A plan outlining the proposed work showing front, side and rear setbacks of any existing or proposed buildings
- Position and dimensions of any existing and proposed buildings (including fences and retaining walls), showing distance and relationship to the boundaries of the site
- Purpose for which any existing building on the site is used and for which any proposed building on the site is intended to be used
- Details of site drainage and on-site stormwater management and disposal
- Details of boundary and internal fencing, including materials, colour and height
- Location and details of any proposed retaining walls (including top and bottom levels) and details of earthworks (cut and/or fill)
- Vehicle access points from adjoining roads onto the land and details of driveway (including gradient)
- Carparking spaces for occupants and visitors
- Location of any significant or regulated tree on site or on adjoining land that may be affected by the work, or that might affect the work proposed
- Existing and proposed finished levels (essential in Hills & Foothills)

### **Additional Plans and Information**

These may include:

- scaled and dimensioned elevation plans (minimum scale of 1:100) showing external building materials, finishes and colours to be used, including height of buildings for each elevation of the building
- scaled and dimensioned floor plan of any proposed buildings and structures showing dimensions, intended use of rooms and other portions of the floor area
- effluent disposal system application and details if the property is not connected to sewer
- an arborists report if any significant tree damaging activity is to occur

### **Supporting Details**

- Landscaping plans showing existing and proposed landscaping with a schedule showing new planting species and details of any vegetation/tree removal
- Schedule of building materials, finishes and colours
- Fencing type, materials and style

## Building Information

- Specifications and schedules
- Footing construction report
- Wall, roof and bracing framing details
- Manufacturer's truss details (if applicable)
- Structural calculations
- Wind Speed details
- Copy of Building Indemnity Insurance (work >\$12,000)
- Proof of payment of Construction Industry Training Levy (CITB) if work >\$40,000.

## Technical drawings

The technical drawings must contain:

- a dimensional plan for each floor level, drawn to a scale of at least 1:100
- a dimensional elevations and sections of the proposed building or structure (1:100)
- the size and locations of structural members
- details as required, drawn to a scale of at least 1:20

Before you begin preparing the technical drawings, check with Council about:

- stormwater disposal (refer to Rainwater Tanks Information Guide for retention/detention requirements)
- bushfire prone areas
- flood prone areas
- significant tree legislation

## Specifications

The specifications and schedules such as those available from the Master Builders Association and Housing Industry Association are satisfactory.

## Calculations

To comply with the Development Act and Regulations, calculations or reports are required (ie Structural Computations, Footing Construction Report and Soil Report).

We strongly encourage applicants to use the services of professional building consultants, such as architects, engineers, builders or building designers in preparing the above information.

## How long does this take?

Council will deal with your application as quickly as possible, however, as a guide:

	<b>Planning Assessment</b>	<b>Building Assessment</b>
Complying Development	2 weeks	4 weeks
Merit Application	8 weeks	4 weeks
Non-Complying Application	8 weeks + additional 10 weeks for Development Assessment Commission concurrence	4 weeks

## How much does it cost?

Fees and charges are calculated based on a number of different factors, including the development cost, the type of consent required, the category of development and any referrals required. As this varies from application to application, you will receive a letter from Council advising you of the fees applicable.

The above information is advisory and a guide only to give you a general understanding of the key points associated with the approval system. It is recommended that you seek professional advice or contact the City of Mitcham, Development Services or email [development@mitchamcouncil.sa.gov.au](mailto:development@mitchamcouncil.sa.gov.au) regarding any specific enquiries or further assistance concerning the use and development of land. Being properly prepared can save you time and money in the long run.