

Development Fact Sheet 5a

Building Requirements

= Always Required • = May be Required

Your application can only be assessed when the complete set of required documents are provided.

Assessment time will be quicker for applications that are well prepared.

Additional information may be requested by Council under provision of the Development Act 1993

3 x copies of each document must be supplied. Refer to corresponding numbered information guides: Purple = Application Forms Green = Requirement Information Blue Information Development Information	INFORMATION REQUIRED																						
	Development Application Form	Application Fee	Indemnity Insurance	CITB Levy	Site Plan	Stormwater drainage plan	Floor Plan /Plan View	Location Smoke Detectors	Elevations	Sections	Roof, Wall, Floor Framing Details	Truss Calculations	Structural Engineers Reports	Certified Steel Frame Design General Specifications Manufacturing	Wet Area Specifications Energy Efficiency	Assessment – rainwater Tanks	Footing Construction Report	Stair / Balustrade Plan & Construction	Fire Safety Measures	Toilets (Disabled)	Access (Disabled)	Carpark (Disabled)	Details of Pool & Spa Safety
Reference Note																							
Detached Dwelling & Additions (residential)	✓	✓	•	•	✓	✓	✓	✓	✓	✓	✓	•	•	•	✓	✓	✓	✓	•				•
Semi Detached / Group Dwellings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	•	•	•	✓	✓	✓	✓	•		•		•
Habitable outbuilding (Granny flat)	✓	✓	•	•	✓	✓	✓	✓	✓	✓	✓	•	•	•	✓	✓	✓	✓	•				•
Carport / Garage / Shed	✓	✓	•	•	✓	✓	✓	✓	✓	✓	•	•	•	✓			•						
Verandah	✓	✓	•	•	✓	✓	✓	✓	✓	✓	•	•	•	✓			•						
Shade Structure (Pergolas, Shade Sails)	✓	✓	•	•	✓	✓	✓	✓	✓	✓	•	•	•	✓									
Swimming Pool & Spa	✓	✓	•	•	✓	✓	✓	✓	✓	✓	•	•	•	✓									✓
Fence / Retaining Wall	✓	✓	•	•	✓	✓	✓	✓	✓	✓	•	•	•	✓	✓								
Timber Decking	✓	✓	•	•	✓	✓	✓	✓	✓	✓	•	•	•	✓			•	•					
Commercial /Industrial	✓	✓	•	•	✓	✓	•	✓	✓	✓	•	•	•	✓	✓	✓			✓	•	✓	✓	✓
Signage	✓	✓	•	•	✓	✓	✓	✓	✓	✓	•	•	•	✓									
Change of Classification	✓	✓			✓	✓	✓	•	•							•	•	•		•	•	•	•
Demolition	✓	✓	•	•	✓	✓	✓	✓	✓	✓	•	•	•	✓									
Other Structures	✓	✓	•	•	✓	✓	✓	✓	✓	✓	•	•	•	✓									
CHECK																							

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Telephone 8366 4555
Facsimile 8332 6338
Email townhall@npsp.sa.gov.au
Website www.npsp.sa.gov.au



City of
Norwood
Payneham
& St Peters

Reference Notes

- a) A certificate of builder's indemnity insurance is required to be provided where a domestic building work contract has been entered into for residential construction work valued at \$12,000 or more.
- b) Where the estimated value of building or construction work exceeds \$15,000 the project owner is required to pay the Construction Industry Training Levy (0.25% of building work value). Payment can be made to the Council, or to the Construction Industry Training Board. In this instance, a receipt of payment must be supplied with development application to Council.
- c) The site plan must show any existing buildings on the allotment, location of septic tank & any soakage/irrigation area, site contours, bench level & finished floor levels (FFL) in relation to a fixed reference point.
- d) All applications must identify the method of stormwater disposal. A more comprehensive stormwater drainage plan will be required for:
 - Sites which adjoin laneways;
 - Any site identified as flood prone.
- e) The location of smoke detectors is required for a change in class to residential.
- f) Elevations will be required where a change of use includes alterations to the building.
- g) Sections will be required where it is necessary to clarify methods of construction or design. This will be determined by the designer or architect, or may be requested by the Council assessment officer.
- h) When trusses are used in a building, the truss manufacturers computer data calculations, truss layout and design, and fixing and bracing details will be required.
- i) A structural engineers report will be required where footings are used, or where any building component is outside of the standard design requirements.
- j) Steel framed buildings require independent certified design or gull engineers structural calculations.
- k) Wet area specifications must be provided for all toilets and wet areas.
- l) Where a garage is under the main roof of the dwelling, an energy efficiency assessment must be provided.
- m) Collection and storage of rainwater to supplement mains water is required for all new dwellings and extensions or alterations in incorporating a toilet laundry or water heater.
- n) When the building contains stairs, the manufacturer's design details must be provided, or, if the stairs are not a proprietary design, an engineer's design showing stair layout plan and constructions details of the stairs and balustrades will be required.
- o) Details of fire fighting equipment must be shown on the plans for all commercial and industrial buildings.
- p) Requirements for disabled toilets will be dependent on the extent of the new building or fit out and number of people who use the building.
- q) Requirements for disabled access will be dependent on the extent of the new building or fit out and number of people who use the building.
- r) Requirements for disabled car parking will be dependent on the extent of the new building or fit out and number of people who use the building.
- s) Swimming pool safety barrier details are required to be provided for all swimming pools and spas in accordance with AS1926, BCA Vol.2 Part 3.9 and Minister's Specification SA 76D.

Development Approval is made up of two separate consents: planning and building. Applications can be made for both consents at once, or each separately (staged).

The information provided in this Development Fact Sheet is intended as a general guide only and readers are encouraged to refer to the Norwood Payneham & St Peters (City) Development Plan and to seek professional planning advice if necessary. This information is subject to frequent updates and this version was last updated in June 2016. The latest version can be downloaded via the Council's website at www.npsp.sa.gov.au. For further information, please contact the Council's Urban Planning & Environment Department on 8366 4530.



City of
Norwood
Payneham
& St Peters