

# Development Applications

## Supporting Documents Required

### *What do I need to lodge an application?*

A range of information is needed, with some applications requiring more information than others.

All the required information should be submitted when the application is lodged to avoid delays in the assessment. The following is a list of **minimum** information required for applications.

- Development Application fees
  - Electricity Act Declaration
  - Completed Development Application form along with two copies of each of the following:
    - Certificate of title
    - Dimensioned floor plan **to scale** (three copies if for a dwelling/dwelling additions/alterations)
    - Building elevations **to scale**
    - Details of proposed materials, colours & finishes
    - A site plan showing:
      - All boundaries and their measurements
      - North point
      - Scale (please use a common scale as 1:100, 1:200)
      - Any easements on the land
      - Location of all current buildings on the allotment
      - Identify setbacks of any new structures to the boundary and other structures
  - All building specifications, footing report & structural design (*if seeking building approval*)
  - Construction Industry Training Fund Levy form & payment or proof of payment (*if seeking building approval*)
- If plumbing is involved with the development a completed Waste Control Application, **signed by the owner**, is required, along with two copies of
- Underfloor plumbing details,
  - Scaled site plan showing trenches/irrigation layout, inspection points, pipe sizes etc.

## Frequently Asked Questions

### *What is Development approval?*

Development Approval is a legal document allowing you to undertake a development. Approvals specify requirements that the development must follow ie plans for the location and design of the building, structural details eg truss design, footings depth etc.

There are 3 areas of consent that may be required before Development Approval may be issued — they are:

- ✓ Planning consent
- ✓ Building Rules consent
- ✓ Waste Control (septic) consent

### **What is Planning consent?**

Planning consent is where a planning officer is assessing the application to determine how the development may impact on others or on the area. The planning officer will ensure the application abides by the requirements of the Development Plan, Development Act and Development Regulations. They will be checking the application for setbacks from boundaries, height, colours, materials used etc. Planners are not assessing the structural details of the proposed development.

### **What is Building rules consent?**

Building rules consent is where the building officer is assessing the application to make certain the proposed development will be structurally sound. The building officer is ensuring the application will meet the requirements of the Development Act, Development Regulations and Building code. Building Officers are not assessing the siting, height, colours etc of the proposed development.

### **What is Waste Control consent?**

Waste Control consent is where the Public Health officer is assessing the application to ensure the septic or sewer will abide by the requirements of the Public Department of Health. The Health officer will be checking underfloor plumbing detail, soakage or irrigation area, distances from boundaries, pipe sizes etc. Planning consent will not be granted without waste control consent.

### *How long will it take to receive my approval?*

If all information is provided with the application, and your application does not need to be referred to any outside agencies (EPA, CFS etc) you should receive approval in approximately 6—8 weeks.

# Development Application

Please use BLOCK LETTERS and black or blue ink so photocopies may be made of your application.

**PLEASE ENSURE ALL AREAS OF THIS FORM ARE COMPLETED**



<b>APPLICANT:</b>			
Postal Address:			
		P/Code	
<b>OWNER:</b>			
Postal Address:			
		P/Code	
<b>BUILDER:</b>			
Postal Address:			
		P/Code	
Email:		Phone:	
Mobile:			
Registration Number:			
<b>CONTACT PERSON:</b>			
Mobile:		Phone:	
Email:		Fax:	
<b>LOCATION OF PROPOSED DEVELOPMENT:</b>			
House No:	Lot No:	Section:	
Street:			
Town:			
Volume:	Folio:	Hundred:	
<b>CONSTRUCTION MATERIALS DETAILS: please complete</b>			
Materials & colour - Walls:			
Materials & colour - Roof:			
Materials - Floor			
Sqm living:		Sqm Non-Living:	

**Application No:**

**830/ /**

**Assessment No:**

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**DESCRIPTION OF PROPOSED DEVELOPMENT**

(eg single storey dwelling, carport, etc  
**NOTE:** Sheds – please ensure to **describe** its use eg domestic storage, store caravan/boat, Hay, Machinery)

**EXISTING USE**

**COST OF DEVELOPMENT**

\$ \_\_\_\_\_

**I WISH TO APPLY FOR:**

Planning consent only:

Building Consent only:

Planning & Building Consent:

Has the Construction Industry Training Levy been paid? (for development over \$40,000).  
 Phone 8172 9500 or levy can be paid at [www.citb.org.au](http://www.citb.org.au)

Yes  No  N/A

**FOR COMMERCIAL OR INDUSTRIAL DEVELOPMENTS ONLY**

If Class 5, 6, 7, 8 or 9 is sought state the proposed number of employees: Male \_\_\_\_ Female \_\_\_\_

If Class 9a is sought state the number of persons for whom accommodation is provided: \_\_\_\_

If Class 9b is sought state the proposed number of occupants of the various spaces at the Premises: \_\_\_\_

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 1993.

Signature \_\_\_\_\_ Date: \_\_\_\_\_

DEVELOPMENT REGULATIONS 2008  
Form of Declaration (Schedule 5 clause 2A)



Government  
of South Australia

To:

From:

Date of Application:    /    /

Location of Proposed Development: \_\_\_\_\_

House No: \_\_\_\_\_ Lot No: \_\_\_\_\_ Street: \_\_\_\_\_

Town/Suburb: \_\_\_\_\_

Section No (full/part): \_\_\_\_\_ Hundred: \_\_\_\_\_

Volume: \_\_\_\_\_ Folio: \_\_\_\_\_

Nature of Proposed Development:

I \_\_\_\_\_ being the applicant/ a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the Development Regulations 2008.

Signed: \_\_\_\_\_

Date:    /    /



**Note 1**

This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in section 4(1) of the Development Act 1993), other than where the development is limited to –

- a) an internal alteration of a building; or
- b) an alteration to the walls of a building but not so as to alter the shape of the building.

**Note 2**

The requirements of section 86 of the Electricity Act 1996 do not apply in relation to:

- a) an aerial line and a fence, sign or notice that is less than 2.0 m in height and is not designed for a person to stand on; or
- b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

**Note 3**

Section 86 of the Electricity Act 1996 refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

**Note 4**

The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply.

Particular care needs to be taken where high voltage powerlines exist; or where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

**Note 5**

An information brochure: 'Building Safely Near Powerlines' has been prepared by the Technical Regulator to assist applicants and other interested persons.

This brochure is available from council and the Office of the Technical Regulator. The brochure and other relevant information can also be found at [sa.gov.au/energy/powerlinesafety](http://sa.gov.au/energy/powerlinesafety)

**Note 6**

In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.