

DEVELOPMENT APPLICATION FORM



<p>What are you applying for? (Please tick appropriate box):</p> <p><input type="checkbox"/> Development Plan Consent (DPC) only at this time (Planning only)</p> <p><input type="checkbox"/> DPC Only – Will be using Private Certifier for Building Consent</p> <p><input type="checkbox"/> I have Development Plan Consent and now seek Building Rules Consent for full Development Approval</p> <p><input type="checkbox"/> Full Development Approval (Both Development Plan and Building Rules Consent)</p>	<p>OFFICE USE ONLY</p> <hr/> <p>DATE STAMP</p> <hr/> <p>Development Application No:</p> <p style="text-align: center; font-weight: bold;">502/...../.....</p> <p>VG:</p> <p>A:</p>
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Please use BLOCK LETTERS and Black or Blue ink so that photocopies can be made of your application.

APPLICANT : Name:

Postal address: Post Code

Day Time Ph: Mobile:

E-Mail..... Fax Number.....

OWNER: Name:

Postal address: Post Code:

Day Time Ph: Mobile:

E-Mail..... Fax Number.....

BUILDER: Name:

Postal address: Post Code

Day Time Ph: Builders Lic No.: Mobile:

E-Mail..... Fax Number.....

CONTACT PERSON FOR FURTHER INFORMATION: Name:

Postal address: Post Code

Day Time Ph: Mobile:

E-Mail..... Fax Number.....

Existing Land Use:

DESCRIPTION AND USE OF PROPOSED DEVELOPMENT:

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LOCATION OF PROPOSED DEVELOPMENT			
Street No	Lot No	Street	Township/Suburb/Hundred
Sect/No		File /Deposited Plan No	Certificate of Title
Full/Part			

BUILDING RULES CLASSIFICATION SOUGHT _____ Present Classification _____

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY? Yes/No - (activities of environmental significance)

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID? Yes/No - (for development cost >\$40,000)

DEVELOPMENT COST (do not include any fit out costs): \$ _____

I acknowledge that copies of this application and supporting documents may be provided to interested persons in accordance with the Development Regulations 2008.

SIGNATURE _____ DATED: _____

Please post your application and payment to The District Council of Orroroo Carrieton, PO Box 3 ORROROO SA 5431

OFFICE USE ONLY FEES (Effective 1 st July 2019)			SUB TOTAL	
1	Lodgement Fees Basic Lodgement Fee (All Applications)		\$67.00	\$67.00
2	Additional Lodgement Fee For Development Cost of \$5,001 and over For Pools/Pool fences (pool only apps) For Dwelling/shed/verandah etc and includes Pool/Spa		\$75.50 \$200.00 ^\$275.50	
3	Non-Complying Lodgement Fee (To be added on as an additional fee if Development is Non-Complying)		\$107.00	
4	BRC Only Schedule 1A Fee		\$55.50	
5	Development Plan Assessment Fee (Planning) • Up to \$10,000 • \$10,001-\$100,000 • Over \$100,000		\$41.75 \$114.00 0.125%	
6	Non-Complying Development Assessment Fee (Additional Cost) • Up to \$10,000 • \$10,001-\$100,000 • Over \$100,000		\$57.00 \$137.00 0.125%	
7	Non-Complying Development Administration Fee (Additional Cost)		\$137.00	
8	Referral Fee for Development under \$1,000,000 Transport SA Heritage EPA EPA (If referred under Schedule 22) Mining DWLBC CFS OTR OLGC Referral Fee for Development over \$1,000,000 Transport SA Heritage EPA Mining DWLBC CFS		\$238.00 \$238.00 \$238.00 \$398.00 \$238.00 \$238.00 \$238.00 \$238.00 \$238.00 \$238.00 \$398.00 \$398.00 \$398.00 \$398.00 \$398.00 \$398.00	
9	Cat 2 & 3 Public Notification Fee		\$114.00	
10	Advertisement Fee**		\$510.00	
11	Building Rules (Min \$73.00)** Classes: 1,2,4 Dwellings-Additions 3,5,6 7,8 Commercial/Industrial 9a & 9c 9b 10 Shed/verandah/garage, retaining walls	\$3.23m ² \$4.30m ² \$2.85m ² \$4.88m ² \$4.28m ² \$0.96m ²	M ² _____ _____ _____ _____ _____	
12	Change of Classification Calculation Fee (Min \$71.50) <i>Fee to be calculated by Building Officer</i>			
13	Modification of Building Rules Fee		\$167.00	
14	Essential Safety Provisions Fee		\$103.00	
15	Certificate of Occupancy Fee		\$48.00	
16	Staged Consent Fee		\$67.00	
17	Application to extend any consent or approval		\$107.00	
	The District Council of Orroroo Carrieton is not a collection agency for the Construction Industry Training Fund levy. Payments are to be made direct to the CITB by visiting www.citb.org.au or by phone on 8172 9500. Receipt of payment must be provided to Council prior to approval given			
**GST APPLIES to Building Rules ^ This fee of \$275.00 is the additional lodgement fee (\$75.50) & the Pool fee (\$200.00) totalled together			TOTAL FEES	

**BUILDING SAFETY NEAR POWERLINES (OFFICE OF THE TECHNICAL REGULATOR
POWERLINE DECLARATION)**

DEVELOPMENT REGULATIONS 2008

DECLARATION OF APPLICANT

(Pursuant to Clause 2A(1) of Schedule 5)

To: **The District Council of Orreroo Carrieton
17 Second Street,
PO Box 3, ORROROO SA 5431**

Applicant Name		
Address		Phone

Date of Application: / /

Location of Proposed Development:

House No	Lot No	Street	Town/Suburb
Sect/No	Hundred of		
Full/Part			
Certificate of Title	Volume:	Folio:	

Nature of Proposed Development:

I _____ (insert name) 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 of Declaration:** / /

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 www.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.

GENERAL INFORMATION

SA WATER Building Plans

If you are going to carry out any building work, (eg construction of a new house, home extensions or erecting a shed or carport) you must provide SA Water with a building plan at least 14 days prior to work commencing.

Approvals are given subject to conditions and will be provided within 10 working days of SA Water receiving the plan. If you require building plan approval please complete the [Advice of Proposed Building Application](#) (available from their website: www.sawater.com.au) and forward to SA Water.

Encroachment over Easements

If you are planning to carry out any building/landscaping work on a property that contains an SA Water Easement, you will need to refer to the [Encroachment over Easements Fact Sheet](#) (available from their website: www.sawater.com.au).

Details of existing easements are shown on the property Certificate of Title (available for a fee from www.propertyassist.sa.gov.au).

Contact SA Water on 1300 650 950 if you require further information.

EFFLUENT WASTE DISPOSAL SYSTEMS

Before installing or connecting an effluent waste disposal system, an Application for an Onsite Wastewater Works Approval and plan must be submitted to and approved by the Council. A suitably qualified Engineers report on-site suitability for effluent disposal is usually required.

SA POWER NETWORKS

SA Power Networks should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometime creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages.

Further information can be found at: www.sa.gov.au/energysafe

NATIVE TITLE

The onus is on the applicant to ascertain applicability of Native Title legislation. If you have any questions, please consult with the National Native Title Tribunal on 8306 1230 or website: www.nntt.gov.au

CLEARING NATIVE VEGETATION

Native vegetation in South Australia (except parts of metropolitan Adelaide) is protected. You may need to apply to clear native vegetation. This is a separate process to the Development Act approval process. Check out:

<http://www.environment.sa.gov.au/managing-natural-resources/native-vegetation/clearing-offsetting> and

<http://www.environment.sa.gov.au/managing-natural-resources/native-vegetation/clearing-offsetting/planning-and-development>

See maps (<http://www.environment.sa.gov.au/managing-natural-resources/native-vegetation/maps-assessment-monitoring>) to find out where the protection under the Native Vegetation Act applies.

Contact your local Natural Resources Centre (<http://www.environment.sa.gov.au/managing-natural-resources/native-vegetation/contact>) if you need general information.

APPLICATION CHECKLIST

It is in your own interest to ensure that that you have full assessed and addressed the content and requirements of Council's current Development Plan (available at www.orreroo.sa.gov.au under planning and building)

The attached check list is only an assistance tool and cannot possibly address all requirements.

In some simple matters not all this information will be required, but you will need to confirm that this would be acceptable in each particular case.

Check sheet:

- Completed application form (page 1 and 2)
- Completed Building Safety Near Powerlines Declaration Form (page 3)
- The prescribed application fee - see Schedule of Fees (see page 2).
- Full copy of Title showing all boundaries / easements / covenants on the land

Plans

All applications must be accompanied by two (2) sets of plans. Extra copies of plans may be required if referrals are involved. Plans must be drawn to a metric scale of not less than 1:200 and clearly show:

- The boundaries and dimensions of the site
- North Point
- Setbacks to all boundaries
- Site coverage
- Hard surface area (includes all paved areas)
- Areas to be landscaped, including proposed ground surface modifications
- Dimensions of all buildings
- Driveways and car parking areas / visitor spaces in accordance with Council requirements
- Vehicle access
- All proposed footpaths and paved areas
- Details of site and roof / storm water drainage
- Natural ground levels (expressed in Australian Height Datum)
- Finished ground levels (expressed in Australian Height Datum)
- Finished floor levels (expressed in Australian Height Datum)
- Internal layout of existing building
- Existing vegetation to be retained / removed
- Location of buildings on adjoining properties
- Features on the road reserve (pits / poles / street trees / drains)
- External storage and waste treatment areas
- Location of any proposed outbuildings
- All relevant considerations in the Development Plan, relating to the proposal

Elevations to a scale of not less than 1:200 which indicates:

- Floor to ceiling heights
- Overall building heights
- Building materials, colours and finishes
- Any proposed excavation works or filling

CHECKLIST if application includes Building consent

COUNCIL ASSESSES COMPLIANCE WITH THE BUILDING RULES AND IT IS THEREFORE INAPPROPRIATE THAT IT ASSIST WITH DESIGN.

Council also requires a practicing structural engineers certificates for all steel, concrete and non-standard timber construction such as trusses.

Steel sheds, verandas, carports and trusses must be certified and you should insist on this before purchase. Some major proprietary brands are known to produce components that meet these requirement but you need to confirm that the Building Certifier will accept these before you purchase.

BUILDING PLANS SHOULD BE PROVIDED AT RECOMMENDED SCALE BELOW:

- Floor plan identifying existing rooms within all buildings and their current use, and any existing windows, doors and service facilities
- Elevation plan - this plan must include all four elevations and show the external building materials, finishes and colours

FLOOR PLAN AT SCALE OF 1:100 OR 1:50

- Dimensions – overall / internal dimensions / wall thickness / cavity width
- Windows and doors with sizes or reference numbers if scheduled
- Location of sections
- Floors - step downs / falls / floor line over (if two-storey or more) or cellar
- Ceilings - cathedral or raked ceilings / lower ceiling areas / bulkheads
- Balcony / stair / balustrade / handrail / ramp details
- Location and sizes of veranda posts
- Plumbing fixtures and floor wastes
- Built in furniture (kitchen, robes, vanity etc)
- External hose taps / flood gullies
- External paved areas (it not shown on site plan)
- Down pipe locations and rain heads where used

sections (at a scale of 1:20):

- Ceiling heights and window levels
- Clearance to underside of timber floors
- Extent of walls with required Fire Resistance Levels

drawings (at a scale of 1:100):

- Size, location of footings, structural components
- Roof layout indicating type / size / spacing / overhang of all components
- Wall and floor layouts including wall and roof bracing details
- Wet area details

other details:

- Specifications and schedules of work to be undertaken
- Wind speed determination
- Engineer's footing construction report and any other structural details
- Retaining wall details
- Septic tank details and engineers hydrological assessment of site.
- **Proof of Payment of Building Indemnity Insurance (applies to residential developments over \$12,000) and**
- **Construction Industry Training Fund Levy (if value of building work exceeds \$40,000)**

Special additional requirements that may affect some applications:

- Bushfire prone areas (AS 3959-1999)
- Seismic zones
- Fire detection / control devices for specific building classifications
- Access for persons with a disability for prescribed buildings
- High wind areas
- Areas subject to flooding and assessment carried out
- Proximity of development to electricity transmission lines