



# District Council of Elliston

ABN 16 202 983 661

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## DEVELOPMENT APPLICATION FORM

What are you applying for:

- **DEVELOPMENT PLAN CONSENT**
- **BUILDING RULES CONSENT**
- **FULL DEVELOPMENT APPROVAL**

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Development Application No:

933 / /

Applicant: Name:

Postal address:

Email and/or Phone:

Owner: Name:

Postal address:

Email and/or Phone:

Builder: Name:

Licence no:

Postal address:

Email and/or Phone:

Contact person for further information:

Name:

Fax:

Phone:

(H)

(W)

(Mobile)

Email:

What is the land currently used for: *(eg: shop, office, vacant land, residential)*

Please describe the nature of the proposed development: *(eg: alterations and additions to dwelling, garage, change of use to offices etc)*

**SIZE:** **SQ M**

Location of the proposed development:

Street no:

Street name:

Town/District:

Lot no:

Deposited plan/File plan/Strata plan no:

Rates Assessment no:

Section no (full/part):

Hundred:

Volume:

Folio:

Do any easements, rights of way, encumbrances etc affect the land? Yes/No

If yes, what is the nature of the restriction *(eg: SA Water easement)*

Building rules classification sought:

Present classification:

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

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

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises:

Development cost (inclusive GST, not including fit-out costs): \$

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

Signature:

Dated:

/

/

Name:

## **CHECKLIST FOR NEW DWELLINGS, ADDITIONS & ALTERATIONS, SHEDS, CARPORTS, VERANDAHS, LARGE SIGNS, TOWERS ETC**

*All appropriate information must accompany Development Application on lodgement*

1. **BUILDING PLANS** - Two Copies Minimum (further may be required if State Government Agency referral is necessary) to scale showing:
  - floor plan(s)
  - site plan showing all existing buildings, large trees, septic tank, rainwater tanks, storm water drains, driveways and boundary distances from proposed building in 4 directions (min scale 1:500)
  - all elevations (minimum 2 for sheds, carports and verandahs) indicating proposed materials, colours, etc
  - current certificate of title

**Note: If Development Plan Consent only is being applied for, no further information will be required for lodging the application. The following additional information will be required to obtain Building Rules Consent and ultimately Development Approval.**

- construction details (min scale 1:20)
  - smoke alarms - need to be connected to a 240 volt power supply. Location and type/model must be indicated on building plans. As per AS 3786
  - cross sectional drawings (min scale 1:50) showing connection details
2. **SPECIFICATIONS OF WORK TO BE DONE**
  3. **ENGINEER'S CALCULATIONS** - where necessary
  4. **ROOF TRUSS LAYOUT PLAN AND TRUSS DETAILS** (Two Copies) - which identifies all bracing, tie down, fixing and set out detail (min scale 1:100) *Available from Truss/Frame Manufacturers*
  5. **ROOF MEMBER LAYOUT, INCLUDING RAFTER SIZE & TIE DOWN DETAIL PLAN** (if trusses not used)  
*Available from Drafter or Architect*
  6. **EVIDENCE OF COMPLIANCE TO SIX STAR ENERGY RATING**  
*Available from Drafter or Architect*
  7. **HOME OWNERS WARRANTY CERTIFICATE** is required if a registered builder is nominated on application and the development cost is greater than \$12,000  
*Consult your insurance broker*
  8. **ON-SITE WASTEWATER SYSTEM APPLICATION** - Separate Application Form under the Public & Environmental Health Act to be completed and signed by the owner. Site plan and dwelling layout plan showing all plumbing and drainage details. Scale of drawings to apply.  
*On-site Wastewater System Application forms are available from this Office*
  9. **CONSTRUCTION INDUSTRY TRAINING BOARD LEVY** – is required if the development cost is greater than \$40,000. The levy is calculated at 0.25% of the building or construction cost including GST. This includes fitout costs but excludes elements not integral to the structure i.e. loose furniture, removable items such as fridges, dishwashers, workstations, rugs etc. The levy payment can be made by visiting the Construction Industry Training Board website at [www.citb.org.au](http://www.citb.org.au) or by telephoning 8172 9500. (Training Levy in relation to Second-hand Transportable Dwellings applies to transportation/installation costs only). A copy of the receipt must be forwarded to Council for the Development Application to be processed.

## DEVELOPMENT REGULATIONS 2008

### Form of Declaration (Schedule 5 clause 2A)

To: District Council of Elliston

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*.

Date:     /     /

Signed: .....

#### 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) a fence that is less than 2.0 m in height; 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; where the development:

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

#### Note 5

Information brochures 'Powerline Clearance Declaration Guide' and 'Building Safely Near Powerlines' have been prepared by the Technical Regulator to assist applicants and other interested persons. Copies of these brochures are available from council and the Office of the Technical Regulator. The brochures and other relevant information can also be found at [www.technicalregulator.sa.gov.au](http://www.technicalregulator.sa.gov.au)

#### 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.

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