

Development Application Form

Please complete this form in BLOCK LETTERS and return by:

- Post: PO Box 396, Kadina SA 5554 / 51 Taylor Street, Kadina SA 5554
- Email: info@coppercoast.sa.gov.au



1. Application Type (select one)			
<input type="checkbox"/> Development Plan Consent only (Planning only)	<input type="checkbox"/> Building Rules Consent only (Building only)	<input type="checkbox"/> Development Approval (Planning and Building)	<input type="checkbox"/> 5 Day Quick Planning Consent (excl Building)
			<input type="checkbox"/> Residential Code
2. Location of Proposed Development			
Unit/House No:	Lot/Section No:	Street:	
Suburb:	Postcode:	Certificate of Title: Volume:	Folio:
3. Details of Parties			
Applicant			
Name:		Address:	
Contact No:		Email:	
Owner <input type="checkbox"/> as applicant			
Name:		Address:	
Contact No:		Email:	
Builder <input type="checkbox"/> owner building <input type="checkbox"/> as applicant <input type="checkbox"/> to be advised			
Name:		Address:	
Contact No:		Email:	
Builder/Supervisor Licence No:			
Contact Person: (For future information relating to the application) <input type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Builder			
4. Development Proposal Details:			
Description of Proposed Development:			
Existing Use of Property:			
Development Cost (excluding fitout):			
5. Insurance			
CONSTRUCTION INDUSTRY TRAINING LEVY PAID: <input type="checkbox"/> Yes (attach receipt) <input type="checkbox"/> No <input type="checkbox"/> Not Applicable Payment required if development cost exceeds \$40,000. Further details and payment can be made at www.citb.org.au			
6. Declarations (please tick)			
<input type="checkbox"/> I have attached two (2) copies plans, signed electricity declaration, a current copy of the Certificate of Title and acknowledge payment of all associated fees is required prior to consideration.			
<input type="checkbox"/> If applying for a five (5) day quick planning assessment, a completed checklist is attached.			
<input type="checkbox"/> I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Act and Regulations 2008. Details forming part of the application may be included in a Development Assessment Panel agenda published on Council's website.			
<input type="checkbox"/> I have sought permission from the architect/engineer to allow reproduction of the application documents for provision to third parties.			
Name		Signed:	Date:
Office use only		Assessment No: A	Fees paid:
Records File: 3.71.4 File No:		Development No: 340/	Receipt No.: Date:

DEVELOPMENT APPLICATION FEES

Effective 1 July 2019

Fees are GST inclusive



DESCRIPTION	RATE	AREA m2	TOTAL	GST	CODE
1. Lodgement					
Development cost < \$5,000	\$67.00			FRE	1
Development cost > \$5,000	\$142.50			FRE	2
Development cost > \$5,000 incl. a Swimming Pool	\$200.00			FRE	22
Non-complying development (additional)	\$107.00			FRE	3
Staged Consent	\$67.00			FRE	15
2. Planning Assessment					
Merit Assessment or Complying (Schedule 4) development					
• Development cost < \$10,000	\$41.75			FRE	4
• Development cost > \$10,000 up to \$100,000	\$114.00			FRE	4
• Development cost > \$100,000	Dev. Cost x 0.125			FRE	4
Non-complying development					
• Development cost < \$10,000	\$54.50			FRE	4
• Development cost > \$10,000 up to \$100,000	\$130.00			FRE	4
• Development cost > \$100,000	Dev. Cost x 0.125			FRE	4
3. Public Notification					
Category 2 & 3	\$114.00			FRE	6
Category 3 – Advert	\$380.00			GST	12
4. Referrals (Schedule 8)					
Development cost < \$1,000,000	\$238.00			FRE	See below
Development cost > \$1,000,000	\$398.00			FRE	
EPA (if schedule 22 applies)	\$398.00			FRE	
Non-complying (concurrency)	\$137.00			FRE	7
<i>Codes - DPTI 8 / Coast Protection Board 9 / EPA 10 / State Heritage 11 / Technical Regulator 18/ EPA (subject to Schedule 22 or Item 19,20 or 21)</i>					
5. Building Rules Assessment					
Minimum Fee (any building assessment)	\$73.00			GST	5
• Class 1, 2 & 4 (dwelling, units, flats)	\$3.23 / m ²			GST	5
• Class 3, 5 & 6 (residential other, office, shop /	\$4.30 / m ²			GST	5
• Class 7 & 8 (industrial shed, warehouse, carpark,	\$2.85 / m ²			GST	5
• Class 9a & 9c (health care, aged care)	\$4.88 / m ²			GST	5
• Class 9b (public building–assembly)	\$4.28 / m ²			GST	5
• Class 10 (carport, verandah, garage, pool, fence)	\$0.96 / m ²			GST	5
Demolition (minimum \$73.00)	Normal fee x 0.20			GST	13
Change of Classification (minimum \$71.50)	Normal fee x 0.80			GST	13
Schedule 1A – Building only	\$55.50			FRE	16
Essential safety provisions	\$103.00			GST	13
Certificate of Occupancy (2-9 only)	\$48.00			GST	13
6. Other Fees					
Extension to Consent/Approval (reg 48)	\$107.00			FRE	17
Amendment - Planning	Subject to fees prescribed in Item 1(h) of Schedule 6 as if it were an application for a new development			FRE	19
Amendment - Building				FRE	20
Amendment - Private Certification				FRE	21
Certificate of Title	\$40.00			INC	23
Wastewater System (Residential Tanks up to 5,000L)	\$491.00			FRE	14
	Total Fees				GST INC

BUILDING SAFELY NEAR POWERLINES



Declaration

I,

- the applicant or
- the person acting on behalf of the applicant

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.

I declare the information that I have provided on this application form is correct to the best of my knowledge and I authorise Council to contact any parties cited on this document relating to matters specific to this declaration for further information.

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 2008), 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 https://www.sa.gov.au/data/assets/pdf_file/0003/18606/150513-Building-safely-near-powerlines-web.pdf

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.

DEVELOPMENT APPLICATION CHECKLIST



Assessment of a development application will commence once all information is received and fees are paid.

Development Approval Application – provide 1 copy of the following:

- Development application form – completed and signed
- Building Safely Near Powerlines – Electricity Act Declaration form – completed and signed
- Development application fees, including lodgement fees, planning assessment and building rules assessment fees (where applicable) - paid
- Certificate of Title – current copy
- And two copies of relevant plans and support information as outlined below – maximum size A3.

Development Plan Consent Application – provide 2 copies of the following:

- Site plan/contour plan to scale not less than 1:500 showing
 - o North point
 - o All boundaries of the site
 - o Any easements over the land
 - o Location of all current buildings and structures, any alterations to or demolition of these buildings
 - o The location of all proposed buildings and structures, including dimensions showing the setback of these from property boundaries
 - o Any existing vegetation on the site
 - o Existing ground levels, and proposed bench levels (FBL) and finished floor level (FFL).
 - o Open space and car parking requirements
- Building floor plan with dimensions and room descriptions to scale not less than 1:100
- Building elevation plan with dimensions and external finishes to scale not less than 1:100
- Wastewater control system, type and location including soakage area. *New dwellings will be required to pay a \$2,500 fee to connect to the CWMS or STEDS systems (this will be invoiced after Development Plan Consent had been issued)*
- Stormwater disposal plan with existing and proposed levels of building in relation to street water table.
- Details of proposed materials, finishes and colours.
- Additional information could also be required:
 - o A land use description, including the nature of the proposed activity, hours of operation, intended capacity of venue and number of employees
 - o Signage details, including location, size, materials illumination, lettering and colours
 - o A waste management plan, to demonstrate how waste will be managed during construction as well as during the ongoing use of the building.

Building Rules Consent Application

Provide 1 copy of the following

- Construction Industry Training levy (*if construction exceeds \$40,000*)
- Building Indemnity Insurance, as prescribed by the Building Work Contractors Act 1995 (*if not an owner building and if the value of the development is above \$12,000*)

Provide 2 copies of the following

Garage, Verandah, Carport, Pergola, Garage

- Structure and building specifications and attachment details if development is attached to a structure
- Verandahs greater than 4.2 metres, which are attached to existing roof, require engineering design check of existing structure.

New/Addition/Alteration to Dwelling

- Roof design and details including plan with details of beams, rafters and trusses
- Floor structural design and details
- Wall framing design and details
- Wind bracing design and construction details
- Wet area construction and ventilation details
- Soil report, footing and floor layout (if concrete) including engineers calculations
- Wastewater control system to be installed. *A Wastewater Disposal System Approval application is required and separate to a Development Application*
- Site drainage details and rain water collection/disposal including the installation of a minimum 5000 litre rain water tank. *Installation of rain water tank may require Development approval.*
- Energy efficiency report
- Smoke detector details / alarm provisions
- Stair design and construction details
- Air conditioning / mechanical ventilation details

Industrial, Commercial and Retail

- In addition to New/Addition/Alteration to Dwelling 12 items on previous page;
- Specific use proposed including the various activities to be carried on the site
- Essential Safety Provisions (ESP) details
- Location of storage, loading and unloading areas
- Location of any required hydrants, boosters or street fire plugs
- Description of all processes, machines and activities
- Expected days and times of operation
- Expected number of employees
- Car parking areas and pathways, including layout, line marking and design levels
- Various stages in which the development is to be finalised (if applicable)
- Details of any lease or sub-lease.
- Details and methods of waste storage and disposal

Demolition

- Demolition Application Form – completed and signed
- Site Plan (showing all existing buildings and highlighting proposed structures to be demolished)
- Description of work
 - A description detailing the extent of demolition work, including any fencing.
 - A written description of the demolition procedure, including details of the measures to be taken to provide satisfactory levels of safety on and around the site and street tree protection.
 - Contact details of contractor or person engaged that will be responsible for the removal.
 - Method to be used to suppress dust on the site
 - Method to prevent mud, dirt and other debris from the site onto the public road
 - Method to handle hazardous materials on the site? Does the dwelling contain asbestos? And if so, the method of removal and transportation from the site.
 - A waste disposal plan, outlining where materials will be disposed.
- All waste control systems must be desludged, removed and the site rehabilitated. Council Environmental Officer is to be notified to inspect the site prior to back filling.

Swimming Pool

- Details of safety fencing (type and location)
- Structural details of swimming pool
- Location of pool pump, include skimmer box details
- CPR safety signage

Advertising Sign

- Site plan
- Elevation plan
- Clearances (from footpath for example)
- Colours & graphics
- Fixing Details (including bolt sizes)
- Details of protection against corrosion

Change of Land Use Application – provide 2 copies of the following

- Details of existing approved land use
- Site plan
- Floor plans depicting new use(s)
- Parking provisions (ingress, egress and onsite movements. Loading and unloading facilities)
- Hours of operation, peak seasons
- Plant or machinery to be installed
- Details of onsite storage and collection/management of refuse

Additional Information may be required depending on nature of proposed development

- A site survey undertaken by an engineer/surveyor
- A streetscape plan showing the front elevation of the proposed development and those of existing adjacent buildings
- A landscaping plan
- A locality plan showing the site of the proposed development and features/uses of nearby land
- An overshadowing diagram, illustrating the extent of shadow that would be cast by the proposed development over adjoining properties.
- A car parking survey and traffic impact report
- A site contamination and remediation report
- Statement of Effect for Non-Complying Development (refer to Non-Complying Development Guide)