

# DEVELOPMENT APPLICATION FORM



## Completing this application

- ❖ All sections must be filled out, any missing section may cause delays or Council will be unable to process lodgement.
- ❖ Print clearly using BLOCK LETTERS and place a TICK in appropriate boxes

## SECTION 1 – APPLICANT DETAILS & CORRESPONDENCE METHOD

**i** The applicant is the contact person and all correspondence will be sent to them **(this section must be completed)**

Name   
*GIVEN NAMES, SURNAME*

Postal Address   
*NUMBER., STREET, SUBURB, STATE, POSTCODE*

Phone Number

E-mail address for correspondence

By selecting "I Accept" below, you agree *(as the Applicant, the Owner, and/or the Authorised Agent)* to be legally bound by the *terms and conditions* of this service and that you consent all correspondence relevant to this application or which is otherwise required to be provided to you under the Development Act 1993 and including Decision Notification Forms, stamped plans and relevant documents being provided to you in electronic format only **(please tick only one of the following boxes)**

**I Accept**

**OR** If you **do not** wish to correspond electronically, 3 complete sets of hardcopy documents will be required

I choose only to receive general assessment correspondence via email but to receive stamped Plans and Decision Notification Forms by hardcopy mail.

## SECTION 2 – CONSENT SOUGHT

Select **one** type of consent you wish to apply for:

**Development Plan Consent**  
(Planning Only)

**Building Rules Consent**  
(Building Only)

**Development Approval**  
(Planning & Building)

**i** If unsure of what type of consent is needed telephone Customer Service on 8405 6600

## SECTION 3 – LOCATION OF PROPOSED DEVELOPMENT

Postal Address **(this section must be completed)**

OR      
*HOUSE NUMBER LOT NUMBER DP CT VOLUME FOLIO*

*STREET, SUBURB, STATE, POSTCODE*

## SECTION 4 – LAND OWNER CONTACT DETAILS

**i** If same as Applicant, leave blank

Name   
*GIVEN NAMES, SURNAME*

Postal Address   
*NUMBER., STREET, SUBURB, STATE, POSTCODE*

Email  Phone

### CIVIC CENTRE

163 St Vincent Street,  
Port Adelaide SA 5015  
PO Box 110,  
Port Adelaide SA 5015

### COUNCIL OFFICES

Enfield Library  
1 Kensington Crescent, Enfield  
Greenacres Library  
2 Fosters Road, Greenacres

### CONTACT

P (08) 8405 6600  
E [service@cityofpae.sa.gov.au](mailto:service@cityofpae.sa.gov.au)  
[www.cityofpae.sa.gov.au](http://www.cityofpae.sa.gov.au)

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## SECTION 5 – DESCRIPTION OF DEVELOPMENT & ASSOCIATED DETAIL

Description of Development (for example single storey detached dwelling, domestic garage, warehouse with office, tree removal)

Existing site use

Does the proposal affect a regulated or significant tree?

Yes  No

**Note:** A regulated or significant tree may be on the adjoining land that may be affected (including damage to tree roots) by the proposed development.

① If unsure what a regulated or significant tree is see *Development Guide No. 6 "Regulated & Significant Trees Guidelines"*, this can be accessed via Councils' website

Is there a brush fence within 3 metres of the proposed building work?

Yes  No

Are there any easements on the Land?

Yes  No

Is the site connected to Sewer (SA Water)?

Yes  No  Septic System

## SECTION 6 – BUILDERS DETAILS

① This section **must be completed** by the Applicant if for Building and Development Approval

Owner Builder

OR

Builders Name

Phone

Postal Address

*No., STREET, SUBURB, STATE, POSTCODE*

Email

Lic. No.

## SECTION 7 – COSTING AND FLOOR AREA

① Council may require written justification to verify costs (**this section must be completed**)

Estimated total cost of Proposal:

\$

Estimated floor area of work:

M<sup>2</sup>

## SECTION 8 – BUILDING CLASSIFICATION

① If unsure on what type of Building Class, visit the Council Office or telephone Customer Service on 8405 6600

Current Classification

Classification Sought

If Class 5, 6, 7, 8 or 9 state number of employees

Male

Female

## SECTION 9 – DECLARATION

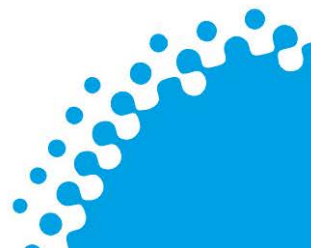
Council is required by the Development Act 1993 and the Regulations made under it to put on public display all documents and information lodged as part of an application for Category 2 or 3 Developments and the public have the right (Regulation 34) to obtain copies of that material. You should assume any documents or information you lodge as part of an application which may be categorised in that way, will become public for all purposes. If you have any concerns over the confidentiality or security content of such documents or information, you should discuss these with a member of Council's planning staff prior to lodging. If another person claims copyright in any material you lodge, you must obtain and provide to Council the express authority of that person for the display and copying of that material.

**I declare the information that I have provided on this application form is correct to the best of my knowledge and that I have the authority of any copyright holder for the public display and copying of any material I lodge.**

SIGNATURE:

Applicant  Owner  Authorised Agent

DATE:



# POWERLINE CLEARANCE DECLARATION OF APPLICANT



Pursuant to Schedule 5 Clause 2A(1) of the Development Regulations 2008

## SECTION 1 – INFORMATION



- This form **must be completed** and included when submitting the application to Council. Failure to do so will result in delays in the lodgement on this application.
- Please read the '*Powerline Clearance Declaration Guide*' by the Office of the Technical Regulator to ensure that the development is in accordance with the requirements.

To

From   
APPLICANT

Date of Application

## SECTION 2 – LOCATION OF PROPOSED DEVELOPMENT

OR

HOUSE NUMBER LOT NUMBER DP CT VOLUME FOLIO

STREET, SUBURB, STATE, POSTCODE

## SECTION 3 – DESCRIPTION OF DEVELOPMENT

**Description of Development** (for example single storey detached dwelling, domestic garage, warehouse with office, tree removal)

## SECTION 4 – DECLARATION BY APPLICANT

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*.

SIGNATURE  DATE

**PLEASE NOTE – THIS FORM CONTINUES OVER**

### CIVIC CENTRE

163 St Vincent Street,  
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Updated 03/07/2020

# POWERLINE CLEARANCE DECLARATION OF APPLICANT

Pursuant to Schedule 5 Clause 2A(1) of the Development Regulations 2008



## SECTION 5 - NOTES

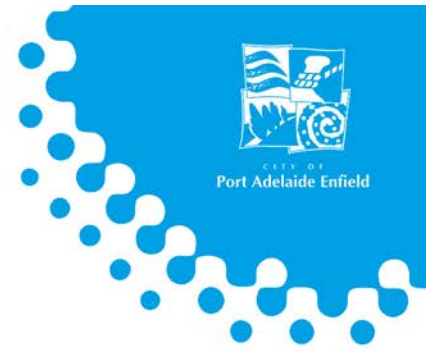
1. This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in Section 4(1) of the *Development Act 1993*), other than where the development is limited 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.
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 2.0m 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.
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.
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; or
  - is commercial/ industrial in nature; or
  - is built to the property boundary.
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)
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.

# SCHEDULE OF DEVELOPMENT FEES

## 2020-2021



	Amount	GST	Amount Payable
<b>LODGEMENT FEES</b>			
<b>Minimum Lodgement Fee</b> - All applications	\$68.50	Exempt	
<b>Additional Lodgement Fees</b>			
All applications that require Building Rules Consent & Development Cost exceeds \$5,000 ( <i>other than swimming pool only/spa pool only/associated fence or barrier only applications</i> )	\$77.00	Exempt	
All applications involving the construction of or addition to, a swimming pool or spa pool, or a safety fence or barrier for a swimming pool or spa	\$204.00	Exempt	
Non-complying applications	\$109.00	Exempt	
<b>Building Rules Consent Only Fee (Schedule 1A)</b>	\$56.50	Exempt	
<b>Development Authorisation Staged Consents Fee</b> ( <i>If BRC applied for after DPC, including private certification</i> )	\$68.50	Exempt	
<b>Subtotal</b>			
<b>PLANNING ASSESSMENT FEES</b>			
<b>Complying</b> ( <i>replacement building works/special cemetery buildings/railway activities only as per Schedule 4</i> )	Nil		
<b>Merit / Residential Code / Other Complying</b>			
Up to \$10,000	\$42.50	Exempt	
\$10,001 to \$100,000	\$116.00	Exempt	
Over \$100,000 ( <i>maximum fee payable \$200,000</i> )	0.125% dev. cost	Exempt	
<b>Non-complying</b>			
Up to \$10,000	\$58.00	Exempt	
\$10,001 to \$100,000	\$140.00	Exempt	
Over \$100,000 ( <i>maximum fee payable \$200,000</i> )	0.125% dev. cost	Exempt	
DAC Concurrence Administration fee	\$140.00	Exempt	
<b>Referrals / Public Notification</b>			
Referrals to Government Agencies up to \$1,000,000	\$243.00	Exempt	
Referrals to Government Agencies over \$1,000,000 [ <i>plus applications for which EPA referral is required under Schedule 22, 1(6), 2(3), 2(7), 2(8), 2(10) &amp; 3(3)</i> ]	\$406.00	Exempt	
Category 2 Public Notification	\$116.00	Exempt	
Category 3 Public Notification ( <i>including advertisement cost</i> )	\$500.00	Incl.	
<b>Subtotal</b>			
<b>BUILDING ASSESSMENT FEES</b>			
<b>Building Work</b> (Minimum Fee)	\$74.50	Incl.	
<i>floor area @ the following rates:</i>			
Class 1, 2, 4	\$3.29 / m <sup>2</sup>	Incl.	
Class 3, 5, 6	\$4.38 / m <sup>2</sup>	Incl.	
Class 7, 8	\$2.90 / m <sup>2</sup>	Incl.	
Class 9a, 9c	\$4.97 / m <sup>2</sup>	Incl.	
Class 9b	\$4.36 / m <sup>2</sup>	Incl.	
Class 10a, 10b	\$0.98 / m <sup>2</sup>	Incl.	
Referral to Building Rules Assessment Commission – Classes 1 and 10	\$537.00	Incl.	
Referral to Building Rules Assessment Commission – Classes 2 to 9	\$1,178.00	Incl.	
<b>Demolition</b>	(0.2 x above fees)	Incl.	
<b>Classification</b>	(0.8 x above fees)	Incl.	
<b>Variance to:</b>			
Building Rules	\$170.00	Incl.	
Referral to Building Rules Assessment Commission	\$342.00	Incl.	
<b>Subtotal</b>			
<b>MISCELLANEOUS FEES</b>			
Certificate of Title search	\$55.00	Incl.	
Application for issue of Essential Safety Provisions ( <i>Classes 2 to 9 only</i> )	\$105.00	Incl.	
Certificate of Occupancy ( <i>Classes 2 to 9 only</i> )	\$49.00	Incl.	
Application to extend any consent or approval ( <i>as per Regulation 48</i> )	\$109.00	Exempt	
<b>TOTAL AMOUNT PAYABLE</b>			



# DEVELOPMENT APPLICATION CHECKLIST

Please note this is intended to be a guide only, and once your application is lodged the Assessing Officer may contact you to request further information. Clarification or further information can be obtained by contacting Council.

## MINIMUM REQUIREMENT FOR ALL APPLICATIONS

- Development Application form (ensure all pages of the form are completed, signed and dated with the estimated cost of development completed)
- Powerline Declaration Form (ensure the form is completed, signed and dated) (not required for demolition or regulated tree removals)
- Current search copy of the relevant Certificate of Title(s) (not required for demolition or regulated tree removals)
- Site plan, drawn to a minimum scale of 1:500 (recommended scale 1:200), showing
  - All boundaries and relevant measurements
  - Plan outline of all existing buildings and proposed works, with distances to boundaries
  - Regulated trees that may affect the building
  - Name and location of abutting streets

## GARAGE, CARPORTS, VERANDAHS & SHEDS ETC.

- Elevation plans, drawn to a minimum scale of 1:100, showing front and side views of the structure, proposed construction materials to be used, and height to the eaves and ridge of the roof
- Stormwater disposal must be marked on the site plan

If applying for Building Rules Consent through Council:

- Manufacturers construction detail and design for brand name structures
- Engineering calculations for non-brand name structures

## NEW DWELLINGS AND DWELLING EXTENSIONS

- Elevation plans, drawn to a minimum scale of 1:100, showing front and side views of the structure
- Dimensioned internal floor plans for each level, showing the intended use of all rooms
- A Site and Drainage Plan at a scale of 1:200 is required to be submitted that indicates the following (new dwellings only):
  - existing site survey information
  - proposed Finished Floor Level (FFL) of the building and site levels (both existing and proposed) and,
  - an indication of the manner in which stormwater is to be disposed of from the site.

And, if applying for Building Rules Consent through Council:

- Specifications and schedules
- Footings construction report
- Structural calculations
- Roof, wall and floor framing details
- Energy Efficiency Report or Certificate
- Water efficiency details

## REGULATED AND SIGNIFICANT TREE REMOVAL / PRUNING

- Confirmation of the species of the tree to be removed
- If possible, a photograph of the tree, taken from ground level

## CHANGE IN LAND USE

- Dimensioned internal floor plans for each level, showing the intended use of all rooms
- Statement of further particulars, including:
  - Specific use of the proposed building
  - Details of current/previous land use
  - Expected number of employees
  - Description of all processes, machines and activities to be used on site
  - Expected days and times of operation/opening hours
  - Details and methods of waste storage and removal