

Development Application



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

APPLICANT: _____

Postal Address: _____

_____ P/Code _____

OWNER: _____

Postal Address: _____

_____ P/Code _____

BUILDER: _____

Postal Address: _____

_____ P/Code _____

CONTACT: _____

Phone: _____ Fax: _____

Mobile: _____

Email: _____

LOCATION OF PROPOSED DEVELOPMENT

House No _____ Lot No: _____ Section: _____

Street: _____

Town: _____

Volume: _____ Folio: _____ Hundred: _____

CONSTRUCTION MATERIALS DETAILS

Outer Walls: _____ Colour _____

Roof: _____ Colour _____

Floor: _____

Sqm (living areas) _____ Sqm (non living) _____

Soil test result: _____ Wind speed: _____

I WISH TO APPLY FOR:

Planning Consent only:

Building Rules consent only:

Planning & Building consent:

DESCRIPTION OF PROPOSED DEVELOPMENT

(eg single storey dwelling, carport, shed etc)

Existing use: _____

Has the Construction Industry Training Fund Act 2008 Levy been paid? (*applies to development cost over \$40,000*)

Yes No N/A

COST OF DEVELOPMENT

(does not include fit out costs)

\$ _____

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 _____

(office use only)

Application No:

260/ /

Assessment No:

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

Signature _____ Date: _____

FEE SCHEDULE Effective July 2020—District Council of Yankalilla

FEE CODE	DESCRIPTION	RATE	GST	TOTAL
LODGEMENT				
1.1	Development < \$5000	\$68.50	E	
1.1C	Development >\$5000	\$145.50	E	
1.1A	Non-Complying— <i>additional to base fee</i>	\$109.00	E	
1.1D	Swimming Pool Inspection Fee	\$204.00	E	
1.12	Schedule 1A—Building Only	\$56.50	E	
PLANNING ASSESSMENT				
1.2C	Up to \$10000	\$42.50	E	
1.2D	\$10,000—\$100,000	\$116.00	E	
1.2E	\$100,000 - (max fee payable \$200,000)	Development cost x 0.125%	E	
1.2E	Viticulture/Horticulture >100,000	Development cost x 0.5%	E	
1.11	Staged Consent Fee—If BRC applied for after DPC granted (Includes Privately Certified)	\$68.50	E	
BUILDING RULES ASSESSMENT				
2	Building Assessment—(Calculated by floor area) Minimum Fee	\$74.50	I	
2	Class 1 (living), 2 (Unit), 4(dwelling that is Class 5,6,7,8 or 9 if the only dwelling in the building)	\$3.29 per m ²	I	
2	Class 3 (residential Commercial), 5 (Office) & 6 (Retail)	\$4.38 per m ²	I	
2	Class 7 (Commercial storage) 8 (Factory)	\$2.91 per m ²	I	
2	Class 9a (Health care building)	\$4.97 per m ²	I	
2	Class 9b (Assembly building)	\$4.36 per m ²	I	
2	Class 10 (non-living area eg shed, carport, verandah)	\$0.98 per m ²	I	
2	Demolition	0.20%	I	
0.0	Construction Industry Training Fund Levy (if cost over \$40,000)	0.25%	E	
2A	Change of Classification (min \$73.00)	0.64%	I	
3	Certificate of Occupancy	\$49.00	I	
4	Essential Safety Provisions (ESP's)	\$105.00	I	
1.9	Consent to development at variance with Building Rules	\$170.00	I	
WASTE CONTROL ASSESSMENT				
1.0	Wastewater Application (up to 5000 litres capacity)	\$499.00	E	
1.0A	Septic Tank—Tank & Drain only	\$371.00	E	
1.0B	Minor Upgrade—underfloor alteration	\$243.00	E	
1.0C	Additional inspection/ Administration Fee	\$128.00	E	
The following fees may be payable and will be determined at time of assessment				
1.4	Non Complying (admin & concurrence fee)	\$140.00	E	
1.4B(1)	Non Complying <\$10,000	\$58.00	E	
1.4B(2)	Non Complying—\$10,000—\$100,000	\$140.00	E	
1.4B(3)	Non Complying—>\$100,000	0.125%	E	
37	CFS Referral	\$243.00	E	
1.5A	Coast Protection Board	\$243.00	E	
1.5B,C,D	DPTI—(Land Div adj Main Rd, Dev adj Main Rd or Advertising)	\$243.00	E	
1.5E, F	Heritage SA (State Heritage Places General or DAC)	\$243.00	E	
1.5G	DEWNR—Minister for Water Resources	\$243.00	E	
1.5H, I	Mining—General or Extractive Industries	\$243.00	E	
1.5L	EPA—Environmental Significance	\$243.00	E	
1.5M	EPA—(Referral under Schedule 22—TBA)	\$406.00	E	
1.5P	Liquor & Gaming	\$243.00	E	
1.6	Category 2 & 3—Public Notification	\$116.00	E	
1.7	Category 3—Advertising	\$340.00	I	
9	Extension of Time	\$109.00	E	
10	Certificate of Title Search	\$35.00	I	
TOTAL FEES DUE				

Electricity Declaration



Development Regulations 2008 Form of Declaration (Schedule 5 Clause 2A)

Date: _____

To: **District Council of Yankalilla**

From: _____

Location of proposed development: Volume _____ Folio _____

House No: _____ Lot No: _____ Section: _____ Hundred: _____

Street: _____ Town _____

Nature of proposed development: *Please circle*

Dwelling

Garage

Pergola

Carport

Dwelling Addition

Other _____

Shed

Verandah

I _____
being the applicant /a person acting on behalf of the applicant (circle applicable 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: _____

Note 1

This declaration is only relevant to those development applications seeking authorisation for a form of development that involved 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 metres 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 Declaration 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 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.

Development Application 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.

Development Approval may be made up of one or more types of consent. There are three areas of consent that may be required before a full Development Approval may be issued. They are:

Planning consent

Building Rules consent

On-site Waste water 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 is ensuring the application is abiding 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 On-site Waste water consent?

Wastewater consent is where the Environmental Health Officer is assessing the application to ensure the septic or sewer will meet the requirements of the SA Public Health Department. 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 wastewater consent. *(Note: Myponga township lodges and receives approval from SA Water, not Council)*

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.

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 and **TWO** copies of each of the following:
- Certificate of title (**ONE** copy required)
- Dimensioned floor plan to scale (**THREE** copies if for a dwelling or 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 - proof of payment *(if seeking building approval)*

If plumbing is involved with the development a completed Wastewater Application, **signed by the owner**, is required, along with **TWO** copies of

- **Site and soil report by a qualified wastewater engineer**
- **Underfloor plumbing details,**
- **Scaled site plan showing trenches/irrigation layout, inspection points, pipe sizes etc**