



**DEVELOPMENT CONTROL
DEVELOPMENT APPLICATION FORM
& ADVISORY INFORMATION**

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THE FLINDERS RANGES COUNCIL

PO Box 43, QUORN SA 5433
Telephone (08) 8620 0500 Email: Development@frc.sa.gov.au

Number 740 / /

APPLICANT: _____ Phone: _____
Address: _____ Fax: _____
Email: _____

OWNER: _____ Phone: _____
Address: _____ Fax: _____
Email: _____

CONTACT PERSON: _____ Phone: _____ Fax: _____

BUILDER: _____ Licence Number: _____
Address: _____ Phone: _____
_____ Fax: _____
Email: _____

Description of Proposed Development: _____

Location of Proposed Development:

Lot No: _____ Plan: _____ House No: _____ Street: _____ Town: _____
Section No: _____ Hundred: _____ Volume: _____ Folio: _____

ESTIMATED DEVELOPMENT COST: \$ _____ (inclusive GST, not including fit-out costs)

PLEASE TURN OVER AND SIGN NEXT PAGE (Page 2)

FOR OFFICE USE ONLY				
	FEES	RECEIPT	DATE	
Lodgement Fee <i>(Refer inside cover)</i>				VG Number _____ Classification: _____ Floor Area m ² _____
Planning				Materials _____
Building				Insurance _____
Land Division				Levy _____
Other				Conditions: P: 98, _____
DEVELOPMENT APPROVAL				B: _____

DOES EITHER SCHEDULE 21 OR 22 OF THE REGULATIONS UNDER THE DEVELOPMENT ACT 1993 APPLY: YES NO

EXISTING USE: _____

BUILDING RULES CLASSIFICATION:

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: _____

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008. I also acknowledge that Council must publish a register of applications on the internet (pursuant to Regulation 98(3a)) which will contain all the details I have provided in this application.

SIGNED: _____ DATE: ____/____/____

*Owner(s)/Applicant(s)

IMPORTANT INFORMATION – PLEASE READ

FEES:

- A Lodgement Fee of \$60.00 is required for Development costs up to \$5,000
- A Lodgement Fee of \$128.00 is required for Development costs exceeding \$5,000
- Applicants will be notified concerning payment of applicable processing fees (Planning & Building), **However**, if all applicable fees are paid during lodgement, this will ensure that assessment is not delayed. Council will invoice the applicant for applicable fees if not already paid, before assessment commences.

MANDATORY NOTIFICATIONS:

Where an approval contains conditions requiring mandatory notification (required by law), the person who is carrying out that work (or a person in charge of having it carried out) must give at least one business' days notice to Council as specified in those conditions. **Failure to do so may result in Council taking legal action.**

CERTIFICATE OF OCCUPANCY:

No person shall occupy any portion of a Class 2,3,4,5,6,7,8 or 9 building until a Certificate of Occupancy has been issued by Council. **Failure to do so may result in Council taking legal action.**

STATEMENT OF COMPLIANCE: [Only for Class 1a Buildings]

Statements of Compliance must be completed and lodged with the Council **by a qualified person.**

CONSTRUCTION INDUSTRY TRAINING LEVY:

The applicant is advised that 'Building Consent' cannot be granted for building work when value is in excess of \$15,000 or until Council has received proof of payment of the Levy.



The Flinders
Ranges Council

BUILDING SAFETY NEAR POWERLINES FORM
Development Regulations 2008
Form of Declaration

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

To: The Flinders Ranges Council
PO Box 43
QUORN SA 5433

From: _____

Date of Application: ____ / ____ / ____

Location of Proposed Development:

Lot No: ____ DP/FP: House No: Street: Town/Suburb

Section No: Hundred: Volume: Folio:

Nature of Proposed Development:

I being 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.

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).

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: A Building Safely Near Powerlines brochure has been prepared by the Technical Regulator to assist applicants and other interested persons. Hard copies of this brochure are available from councils and the Office of the Technical Regulator. The brochure and other relevant information can also be found at www.technicalregulator.sa.gov.au

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

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.frc.sa.gov.au/sitedata/unity/resources/files/Flinders_Ranges.pdf)

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 \$15,000*)**

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