

DEVELOPMENT APPLICATION FORM



Port Augusta

CITY COUNCIL
DEVELOPMENT SERVICES

Development Application No.

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Applicant

Name:	Company:	
Address:	Suburb:	Post Code:
Postal Address:	Suburb:	Post Code:
Email:	Mobile:	Phone:

Owner

Name:	Company:	
Address:	Suburb:	Post Code:
Postal Address:	Suburb:	Post Code:
Email:	Mobile:	Phone:

Builder

Name:	Company:	
Address:	Suburb:	Post Code:
Postal Address:	Mobile:	Phone:
Email:	Licence No.	

Contact Person

Applicant
 Owner
 Builder
 Other
 (If other) Name: _____ Mobile: _____

Proposed Development

Description: _____

Location

House No:	Street:	Suburb:
Sec No:	Lot No:	Hundred:
		Vol:
		Folio:

If the estimated cost of development exceeds \$12,000 an Indemnity Insurance policy is required. If the estimated cost of development exceeds \$40,000, a construction Industry Training Board Levy is also required. **Please see next page for details.**

Estimated Development Cost \$ _____
(Do not include any fit-out costs)

I acknowledge that 3 copies of all plans, drawings and specification or any other information relating to the proposed development must accompany this application. I acknowledge that such plans, drawings and information may be provided to interested persons in accordance with the Development Regulations 2008.

Signature (Applicant/Owner) _____ Date _____

OFFICE USE ONLY		PROPOSAL CODES: _____		ASSESSMENT NO: _____	
Fee Type	Amount	Amount (N/C)	Receipt	Date	Signature
Lodgement Fee (T30) LODGE GST Exempt		LODGE-NC			
Planning Fee (T31) PLANNING GST Exempt		NON-COMPL			
Stage Fee (T48) STAGEFEE GST Exempt					
Residential Code Assessment Fee Exempt from Planning B/O (T49) RESCODEFEE GST Exempt					
Building Fee (T40) BUILDING GST Inclusive					
Admin Fee (Non-Comp) (T39) ADMINFEE GST Exempt					
Certificate of Title (T53) 02/01580/008/790 CERTTITLE GST Exempt					
Referral Fees (T35) DRT EPA CPB HAS CONSULT GST Exempt					
Public Notification Fees CAT 2 or CAT 2A (T36) CAT 3 (T36 & T47) PUBLIC_NOT GST Exempt PUB_NOT_3 GST Inclusive					
Swimming Pool Inspection Fees (T160) INSPECTFEE GST Exempt					
Total Fees					

Building Rules Classification

Sought:
Area:
Rate:

Total:

Building Rules Classification Sought:
Area:
Rate:
Total:

Existing Classification:

Materials

Wall-
Roof-
Floor-
Frame-

Consent Type

Consent Required
 Complying
 Non-Complying
 Notification Cat 2
 Notification Cat 2A
 Notification Cat 3
 Referrals/Concur
 DA Commission

Application forwarded to DA Commission or /
Council on /
Decision
Type
Date / /
AR10/5441[v2]

DEVELOPMENT FEES

Lodgement, Planning and Building fees are to be paid to the Port Augusta City Council on Lodgement of the application. Council can not assess your application until the full payment is made. Methods of payment are, Cash, EFTPOS, Cheque and Money order.

PLANS AND INFORMATION

When submitting your application to Council all plans and information must conform to Schedule 5 of the Development Regulation 2008. If your application does not have any of the requirements outlined in Schedule 5 then council can not accept or lodge your application.

Please refer to pages 4, 5, 6 & 7 for requirements as to plans and information.

COPIES OF PLANS AND INFORMATION

Please be advised that in accordance with the Development Regulation 2008 an application must be accompanied with up to three copies of the plans, drawings, specifications and other documentation or information relating to the proposed development (or such additional or lesser number of copies as the relevant authority may require).

Council has the right to refuse lodgement of any application not accompanied by the appropriate number of copies. If the appropriate amount of copies are supplied the owner, applicant and builder shall receive a certified stamped and approved copy of the endorsed plans and information back via mail.

INDEMNITY INSURANCE

Builders are required under the Building Work Contractors Act 1995 to take out a policy of building indemnity insurance to cover domestic building projects where the work costs over \$12,000 and requires Council approval. Builders are prohibited from commencing building work until the insurance is in place and Councils will require the certificate of insurance to be lodged with them as part of the development approval process.

Indemnity Insurance is designed to protect home owners against losses caused by death, disappearance or insolvency of their Builder during the construction period or for a defined period of time after completion.

CONSTRUCTION INDUSTRY TRAINING BOARD LEVY

Construction Industry Training Board Levy (CITB) must be paid if the estimated cost of development exceeds \$40,000. This form should be completed by the project owner, the builder, main contractor or owner/builder. The payment must be made to the CITB and NOT to Council (as indicated on the CITB form), however the forms can be collected from the Council's front counter. Council approval cannot be given until the CITB is paid and a certificate is received.

The Construction Industry Training Board (CITB) was established under the South Australian Construction Industry Training Fund Act 1993 to implement training programs across all three sectors of the building and construction industry (Housing, Commercial and Civil). Funds for this training are paid in the form of a levy by "Project Owners" (generally the main builder or contractor or the owner builder).

The CITB collects revenue by way of a levy of 0.25 percent of the value of building and construction work (estimated cost of development). This revenue is invested back into the industry in the form of expenditure on training.

Properly structured training programs are vital if South Australia is to maintain a skilled workforce with high standards, and be internationally competitive in the construction industry.

CITB-managed or funded training is designed by the industry for the industry. Training takes place in metropolitan and regional areas is relevant and tailored to the needs of specific sectors.

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). **Please Note** - Where a *certificate of occupancy* is required, an *owner builder* must engage a suitably qualified person prior to the commencement of building work to ensure that they can submit a *statement of compliance* at the completion of that work.

SA WATER

If you are going to carry out any building work within a declared drainage area - be it 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 so that any potential impact on the water and sewer networks can be evaluated.

Approvals are given subject to conditions and will be provided within 10 working days of SA Water receiving the plan. Building plans should be sent to SA Water Customer Connections Branch, East Terrace, Thebarton, 5031.

TECHNICAL REGULATOR

Minimum safety clearances for powerlines have been established in the regulations under the Electricity Act 1996. Building work near overhead electricity conductors and digging near underground cables can create dangerous situations. Failure to observe clearances to existing services may make you liable to damages and removal of the work. The minimum safety clearance between powerlines and buildings depends on the voltage of the powerline and the type of conductor. The Declaration Form included in the Development Application Package requires applicants to confirm that their development will meet the specified clearances. If you have any concerns or require information on whether it is ok to sign the declaration form, then please refer to the brochures Building Safely near Powerlines & Working Safely Near Underground Assets. If you require additional information or clarification you may contact the Technical Regulator on (08) 8226 5500.

DISABILITY DISCRIMINATION ACT 1992 - (DDA)

The DDA is a Federal Act and as such, overrides the requirements of the building rules (against which this application will be assessed). You are advised that failure to comply with the requirements of the *Disability Discrimination Act, 1992* may leave you, the applicant, vulnerable to a third party complaint which if successful in an appeal to the Human Rights and Equal Opportunity Commission, may halt development or force costly modifications.

TELSTRA

Telstra should be contacted before commencement of work to new or existing buildings for planning or service lead-ins, plants locations and internal wiring. Phone 1100.

ON SITE WASTEWATER DISPOSAL SYSTEMS

Before commencing any plumbing work or installing or connecting an onsite wastewater disposal system outside a declared SA Water drainage area, a specific application and plan must be submitted to and approved by the Council. Please contact Council's Manager—Environmental Health Services

Civic Centre: 4 Mackay Street
Port Augusta South Australia 5700

Postal Address: PO Box 1704
Port Augusta South Australia 5700

Telephone (08) 8641 9100
Facsimile (08) 8641 0357

admin@portaugusta.sa.gov.au
www.portaugusta.sa.gov.au



Port Augusta

CITY COUNCIL
DEVELOPMENT SERVICES

PLANS AND INFORMATION – THAT MUST BE SUBMITTED

OUTBUILDINGS - *garages, sheds, verandahs, carports, pergolas, swimming pools, spas & shade sails etc*

Plans and information required for outbuildings – (Extract from the Development Regulations 2008, Schedule 5 – Requirements as to plans and specification)

- Site Plan** drawn to a scale of not less than **1:500**, showing
 - The boundaries and dimension of the site and any relevant easements, if in an area with an onsite wastewater control system the location and dimension of the system i.e. (septic tank, soakage trenches, aerobic system)
 - The positions and dimensions of any proposed building and its relationship to the boundaries of the site and any other features such as other buildings or trees on the site or on adjoining land or public place that might be affected by the work or affect the work proposed to be performed
 - The purpose for which any existing building on the site is used and for which any proposed building on the site is intended to be used
 - The levels of the site and of the floors of the proposed building in relation to any street drainage channel or council drain.
 - The method of drainage and services proposed to be used
 - The location and gradient of any driveway or proposed driveway and its location in relation to any existing or proposed vehicle access point under section 221 of the Local Government Act 1999
 - The amount and location of private open space to remain on the site
 - The approximate north point
- Floor Plan** drawn to a scale of not less than **1:100**, showing
 - The position of any posts and their spacing, the position of any rafter and their spacing, the span and the dimensions of the structure.
- Elevation Plan** drawn to a scale of not less than **1:100**, showing
 - The height of the structure from ground level to the eaves and the height of the structure from ground level to the ridgeline
- Footing Plan** drawn to a scale of not less than **1:100**, showing
 - The size and location of the footings, the dimensions and other structural components
- Specifications** describing materials and standards of work, and such other information as may be necessary to show that the building work will, if performed in accordance with the specifications and drawings, comply with the Development Act 1993 and provide satisfactory levels of safety on or about the site
- Calculations or reports** to show that the building work will, if performed in accordance with the calculations and reports, comply with the Act
- If a new vehicle access point is to be established** - documentary evidence that it has been authorised under section 221 of the Local Government Act 1999
- Colour of Materials and Cladding** - Details of the types of materials and colours to be used
- Certificate of Title** – a copy of the certificate of title, deposit plan or other instrument evidence title in relation to the land
- Statement relating to electricity infrastructure** – An application relating to development that would involve the construction of a building may be accompanied by a declaration by or on behalf of the applicant to the effect that the erection of the building would not be contrary to the regulations prescribed for the purpose of section 86 of the Electricity Act 1996

PLANS AND INFORMATION – THAT MUST BE SUBMITTED

ALTERATIONS & ADDITIONS TO EXISTING DWELLINGS

Plans and information required for alterations and additions to existing dwellings – (Extract from the Development Regulations 2008, Schedule 5 – Requirements as to plans and specification)

- Site Plan** drawn to a scale of not less than **1:500**, showing
 - The boundaries and dimension of the site and any relevant easements, if in an area with an onsite wastewater control system the location and dimension of the system i.e. (septic tank, soakage trenches, aerobic system)
 - The positions and dimensions of any proposed building and its relationship to the boundaries of the site and any other features such as other buildings or trees on the site or on adjoining land or public place that might be affected by the work or affect the work proposed to be performed
 - The purpose for which any existing building on the site is used and for which any proposed building on the site is intended to be used
 - The location and dimensions of car parking spaces before and after completion of the proposed development
 - If a proposed building is to be or incorporate a garage or carport - the location and gradient of any driveway or proposed driveway and its location in relation to any existing or proposed vehicle access point under section 221 of the Local Government Act 1999
 - The amount and location of private open space to remain on the site
 - Finished floor levels
 - The approximate north point
- If a new vehicle access point is to be established** - documentary evidence that it has been authorised under section 221 of the Local Government Act 1999
- Floor Plan** drawn to a scale of not less than **1:100**, showing
 - The position of any posts and their spacing, the position of any rafter and their spacing, the span and the dimensions of the structure.
- Elevation Plan** drawn to a scale of not less than **1:100**, showing
 - The height of the structure from ground level to the eaves and the height of the structure from ground level to the ridgeline
- Footing Plan** drawn to a scale of not less than **1:100**, showing
 - The size and location of the footings, the dimensions and other structural components
- Specifications** describing materials and standards of work, and such other information as may be necessary to show that the building work will, if performed in accordance with the specifications and drawings, comply with the Development Act 1993 and provide satisfactory levels of safety on or about the site
- Calculations or reports** to show that the building work will, if performed in accordance with the calculations and reports, comply with the Act
- Foundation Investigation** - Details in writing of any foundation investigation that have been carried out
- Colour of Materials and Cladding** - Details of the types of materials and colours to be used
- Certificate of Title** – A copy of the certificate of title, deposit plan or other instrument evidence title in relation to the land
- Statement relating to electricity infrastructure** – An application relating to development that would involve the construction of a building may be accompanied by a declaration by or on behalf of the applicant to the effect that the erection of the building would not be contrary to the regulations prescribed for the purpose of section 86 of the Electricity Act 1996

PLANS AND INFORMATION – THAT MUST BE SUBMITTED

NEW DWELLINGS

Plans and information required for New Dwellings – (Extract from the Development Regulations 2008, Schedule 5 – Requirements as to plans and specification)

- Site Plan** drawn to a scale of not less than **1:500**, showing
 - The boundaries and dimension of the site and any relevant easements, if in an area with an onsite wastewater control system the location and dimension of the system i.e. (septic tank, soakage trenches, aerobic system)
 - The positions and dimensions of any proposed building and its relationship to the boundaries of the site and any other features such as other buildings or trees on the site or on adjoining land or public place that might be affected by the work or affect the work proposed to be performed
 - The purpose for which any existing building on the site is used and for which any proposed building on the site is intended to be used
 - The location and dimensions of car parking spaces before and after completion of the proposed development
 - The levels of the site and of the finished floors of the proposed buildings
 - The method of drainage and services proposed to be used
 - The location and gradient of any driveway or proposed driveway and its location in relation to any existing or proposed vehicle access point under section 221 of the Local Government Act 1999
 - The amount and location of private open space to remain on the site
 - The approximate north point
- Floor Plan** drawn to a scale of not less than **1:100**, showing
 - The position of any posts and their spacing, the position of any rafter and their spacing, the span and the dimensions of the structure.
- Elevation Plan** drawn to a scale of not less than **1:100**, showing
 - The height of the structure from ground level to the eaves and the height of the structure from ground level to the ridgeline
- Footing Plan** drawn to a scale of not less than **1:100**, showing
 - The size and location of the footings, the dimensions and other structural components
- Specifications** describing materials and standards of work, and such other information as may be necessary to show that the building work will, if performed in accordance with the specifications and drawings, comply with the Development Act 1993 and provide satisfactory levels of safety on or about the site
- Calculations or reports** to show that the building work will, if performed in accordance with the calculations and reports, comply with the Act
- If a new vehicle access point is to be established** - documentary evidence that it has been authorised under section 221 of the Local Government Act 1999
- Colour of Materials and Cladding** - Details of the types of materials and colours to be used
- Certificate of Title** – A copy of the certificate of title, deposit plan or other instrument evidence title in relation to the land
- Statement relating to electricity infrastructure** – An application relating to development that would involve the construction of a building may be accompanied by a declaration by or on behalf of the applicant to the effect that the erection of the building would not be contrary to the regulations prescribed for the purpose of section 86 of the Electricity Act 1996

Declaration of Site Contamination – a declaration by or on behalf of the applicant indicating whether or not, to the best of his or her knowledge and belief, the allotment is, or may have been, subject to site contamination as a result of the previous use of the land or previous activity on the land

- If the indication is that the allotment is or may have been so subject to site contamination – a report that complies with the requirements outlined below :-

An site contamination audit report under Part 10A of the Environment Protection Act to the effect:

-The site contamination does not exist (or no longer exists) at the allotment

- That any site contamination at the allotment has been cleared or addressed to the extent necessary to enable the allotment to be suitable for unrestricted residential use.

Declaration of connection to appropriate service – a declaration by or on behalf of the applicant, or other evidence that confirms that there already exists, for the purpose of a dwelling, the service connections referred to in this section

A permanent water supply for potable water

A permanent electricity supply

A sewage system or a waste control system which complies with the requirements of the Public and Environmental Health Act 1987 and which is installed in a manner approved by the council or appropriate government agency or instrumentality

If you are unable to provide the following plans and information as required in accordance with Schedule 5 of the Development Regulation 2008, of good quality, high standard or to the required scale, then you may be required to engage a qualified drafts person, architect or licensed builder for help and advice.

OFFICE USE ONLY

Planning

Comments / Conditions

Signature:

Date:

Is any other assessment under development plan consent required?

Works Yes / No Reason:

Parks Yes / No Reason:

Health Yes / No Reason:

Works

Effluent Easement Yes / No Effluent Drain Yes / No Requirement Yes / No Road Yes / No
Footpath Yes / No Kerbing Yes / No Stormwater Yes / No Other Yes / No

Comments / Conditions

Signature:

Date:

Parks & Gardens

Street Trees Affected Yes / No Requirements Yes / No

Signature:

Date:

Health

Comments / Conditions

Signature:

Date:

Building

Checked and found OK Yes / No Sent to Surveyor / / Back from Surveyor / /

Comments / Conditions:

Signature:

Date: