

# CHECK LIST

The following document is a check list for applicants applying to Council for development approval. In order for Council to assess your application the following details within this check list will need to be submitted with your application.

- **A completed “Building Safety Near Powerlines Form”** (Clause 2A(1) of Schedule 5 of the Development Regulations 1993)



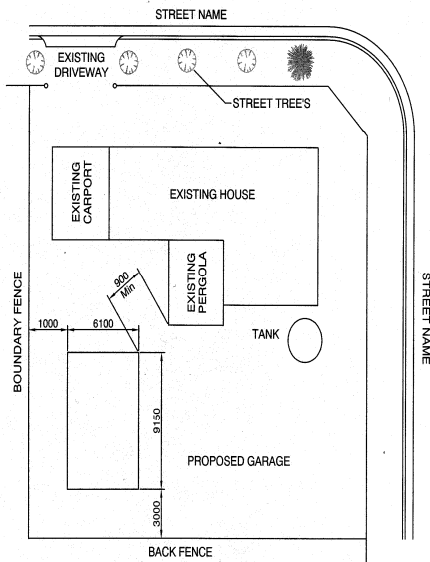
- It is important that the declaration be completed to protect people and property. In order to achieve this, minimum safety clearances from powerlines have been established in the Regulations under the Electricity Act 1996. The declaration form requires the applicant to confirm that their development will meet these safety clearances and setbacks.
- The vast majority of applications will not have any powerline issues as normal residential setbacks often result in the building complying with the clearance distances; however the form must be completed.
- If your proposal does not meet the minimum safety clearances and setbacks, the declaration must not be filled in and Council must be notified.

Your application will need to be referred to the Office of the Technical Regulator for assessment and the following consultation fee of \$167.00 will need to be paid.

For more information on the safety clearances and setback reference must be made to the Powerline Clearance Declaration Guide.

- **Site Plan drawn to a scale of not less than 1:500**
  - The boundaries and dimensions of the site and any relevant easement
  - The positions and dimensions of any proposed building/structure and its setback from the boundaries of the site and any other feature such as existing buildings/structures or trees on the site or on adjoining land or public places that might be affected by the work or affect the work proposed to be performed
  - The purpose of 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/structure in relation to any street drainage or Council drain
  - The method of stormwater drainage and services proposed to be used
  - The site plan shall include the street frontage and the entrance to the site, indicating the lot, street number or owner's name
  - Plans and specifications showing the extent of excavation or filling to be carried out, if any
  - The approximate north point.

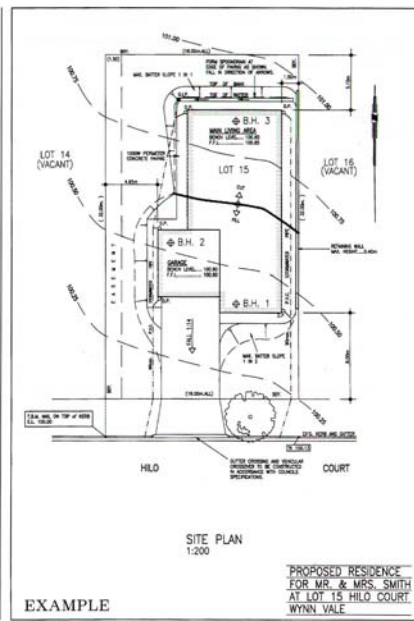
**Example of a Site Plan for a Domestic Garage**



**Example of a Site Plan for a Dwelling**

Schedules SOUTH AUSTRALIAN HOUSING CODE

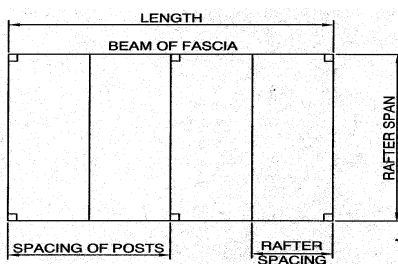
EXAMPLE OF DOCUMENTATION TO BE PROVIDED TO THE APPROVING AUTHORITY



- Floor Plan drawn to a scale of not less than 1:100

- Dimensioned plan of each floor level layout.

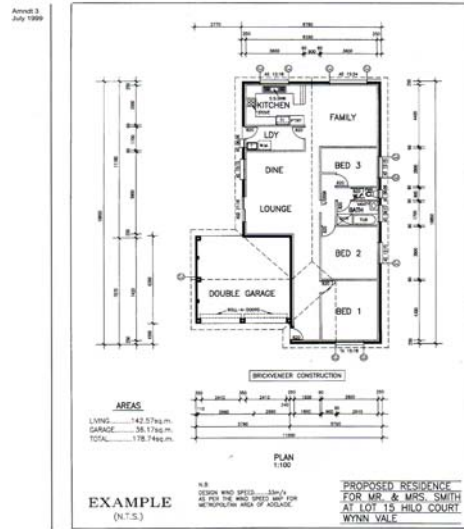
**Example of a floor Plan of a Domestic Garage**



**Example of a Floor Plan for a Dwelling**

SOUTH AUSTRALIAN HOUSING CODE Schedules

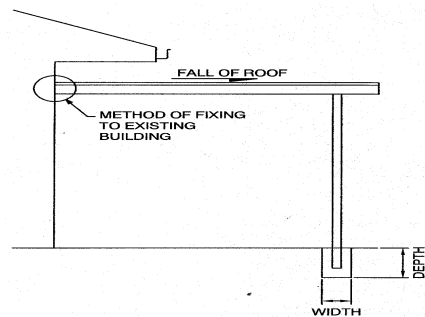
EXAMPLE OF DOCUMENTATION TO BE PROVIDED TO THE APPROVING AUTHORITY



- Elevations and Sections drawn to a scale of not less than 1:100

- Dimensioned elevations and sections of any proposed building/structure.

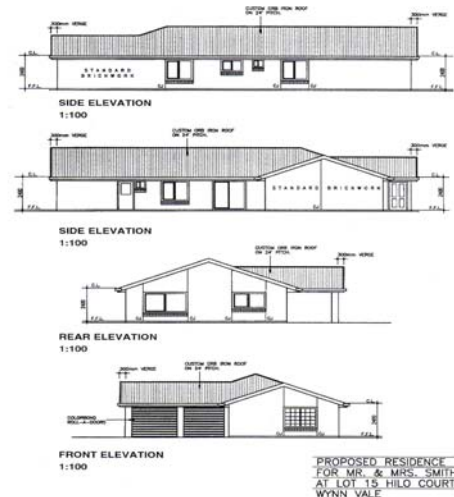
**Example of a Elevation Plan for a Domestic Verandah**



**Example of a Elevation Plan for a Dwelling**

Schedules SOUTH AUSTRALIAN HOUSING CODE

EXAMPLE OF DOCUMENTATION TO BE PROVIDED TO THE APPROVING AUTHORITY

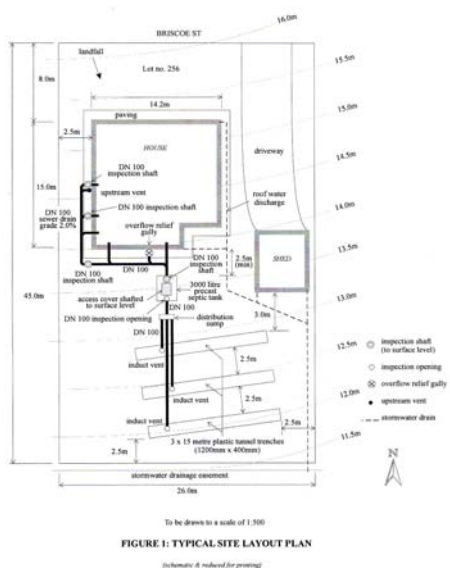


- **Landscaping Plan drawn to a scale of not less than 1:500**
  - Dimensioned landscaping plan showing species of plants, mature height and method of irrigation
  - Location of trees on footpath.

Any other details as necessary drawn to a scale of not less than 1:20

- **If the proposed development is situated within an area with a wastewater control system or an area on Council's effluent drainage system** (ie. Unsewered Area, Septic Tank System, Aerobic Wastewater Control System, and Aerobic Sand Filter System), the following details are also required.
  - The position of the effluent disposal area located by dimensions from property boundaries and existing or proposed structures. Effluent disposal trenches must follow the contour of the land.
  - The position of the wastewater control system indicated on the plans (it must be at least 2.5 metres from the house or other structure) on a level site. This may also assist in sludge removal when required in the future.
  - All fittings and fixtures are labelled on the plan and the legend is accurate
  - Dimensioned site plan with contour.

**Example of a Site Plan indicating the location of the wastewater control system**



Further information can be obtained from Scott Parsons – Manager, Environmental Health Services

**IMPORTANT PLEASE NOTE**

The disposal area and septic tank minimum horizontal setback must be:

- To a building or property boundary @ a higher elevation not less than 2.5m
- From a building or property boundary @ a lower elevation not less than 4.5m
- From a swimming pool or spa pool not less than 6m
- From an underground tank not less than 15m
- 3m from building/structure/decking
- 2m from any driveway, and
- 50m from future spear/bore.

*(Should the distances above be reduced then certification from a geotechnical engineer will also be required with the application. This is to ensure there is adequate setback and is suitable for its use.)*

- Pursuant to Section 15 and Schedule 5 of the Development Regulations 1993, an application must be accompanied by **three (3) copies** of the plans, drawings, specification and other documents and information relating to the proposed development (or such additional or lesser number of copies as the relevant authority may required).

□ **Certificate of Title**

A copy of the Certificate of Title must be provided to Council on lodgement of the development application. If you do not have a copy of the certificate of title a copy can be obtained from the Land Service Group at Level 2, 101 Grenfell Street, ADELAIDE SA 5001 phone number (08) 8226 3983 or visit [www.propertyassist.sa.gov.au](http://www.propertyassist.sa.gov.au)

*It is important to provide a copy of the Certificate of Title so as to ensure that the proposed development is constructed within the boundary of the proposed land.*

If you are unable to provide the following plans and information as required under the Development Act and Development Regulation 1993, 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.

**PLEASE NOTE: Council must have the above information to enable an application to be assessed appropriately. Any application that does not have the above information will not be accepted.**

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**PortAugusta**

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