



Port Augusta

CITY COUNCIL
DEVELOPMENT SERVICES

INFORMATION GUIDE

A Guide for Lodging an Application for Minor Domestic Structures

Domestic Outbuildings

All domestic outbuildings (garages, tool sheds) that exceed 15m² in floor area and /or exceed 2.5m in height and/or have a span exceeding 3m and/or are erected closer to the boundary of a road than the existing dwelling and/or are located less than 900mm from a boundary of a secondary street frontage and/or are located within 6m from a corner if the allotment is a corner block which does not have a 4m x 4m cut off will require Development Approval.

Retaining Walls/Excavation & Fill

A wall retaining a difference in ground level of more than one metre will require Development Approval. Excavation exceeding 600 mm on the boundary or fill which is more than 200 mm high within 600 mm of the boundary is prescribed building works and carries obligations to adjacent properties. Advice should be obtained from a Council Building Officers.

Fences

All fences exceeding 2.1m in height or masonry fences (brick, stone) that exceed 1m in height require Development Approval. In addition, a fence that exceeds 1m in height and is within 6m of the intersection of 2 boundaries of the land where those boundaries both face a road, other than where a 4x4m corner cut-off has already been provided of any street will require approval.

Swimming Pools/Spas

Swimming pools which are capable of being filled to a depth greater than 300 mm and have a filtration system require Development Approval. A Spa which has a maximum capacity exceeding 680 litres or a depth exceeding 300 mm will require Development Approval.

Water Tanks

Water tanks that have a total floor area exceeding 10m² or has any part higher than 4m above the natural surface of the ground will require Development Approval.

Verandah/Carports (solid roof structures)

A verandah or carport will require Development Approval if it has a solid roof structure.

Windmill/Aerials etc

A windmill, non load-bearing aerial, antenna, flagpole, mast, open framed tower or other similar structure will require Development approval if the overall height exceeds 10 metres, or when attached to a building has a height exceeding 4 metres, above the topmost point of attachment.

Communication Dishes

If the dimensions of any communication dish exceed 1.2m in diameter with in a Residential Zone the communication dish will required development approval. If the communication dish is located within any other zone and exceed 2.6m in diameter then the communication dish will require development approval.

Decking's

If the decking is higher than 500mm above the surface of the ground and/or is positioned closer than 900mm from a boundary then the decking will required development approval.

Solar Panels or Solar Hot Water Systems

If the distribution of the weight load exceeds 100kg at any one point of attachment to the roof and/or over hang any point of the roof and exceeds 100mm above the roof line

and/or the panels are installed by a person who holds an accreditation under a scheme recognised by the Minister for the purposes of this paragraph.

Shade Sails

Shade sails will not required development approval provided they meet the following requirements; the shade sail is to consist of permeable material; and/or the area of the sail will not exceed 20 sqm; and/or no part of the sail will not be more than 3 m above ground or floor level (depending on where it is to be situated); and/or no part of the sail will be in front of any part of the building line of the building to which it is ancillary that faces the primary street.

Pergolas

Pergolas do not require Development Approval, provided they are associated with an existing dwelling and;

- Do not have a solid roof cover (other than shade cloth),
- Have each freestanding side open,
- Have no part higher than 4 metres above ground level, and
- Are not erected closer to a primary street frontage than the existing dwelling.

How is an application made?

An application is made by submitting a Development Application Form which is available from the Council together with information relevant to your proposal and payment of the relevant fee. To avoid unnecessary delay, the information submitted with your application form should include the following:

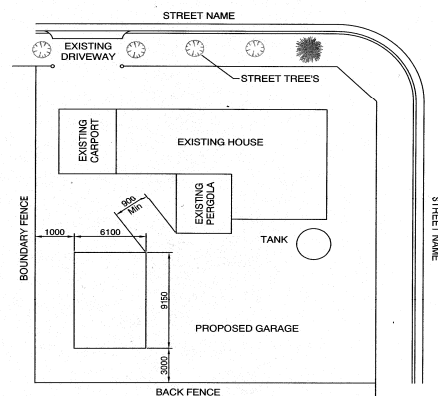
Site Plan drawn to a scale of not less than 1:500

All plans should be drawn using ruler etc (not free hand) and drawn to a scale of not less than 1:500 and are required to contain the following information:

- All boundaries and measurements
- Any easements
- North point
- Plan of all existing buildings
- Plan outline of the proposed work showing distances to boundaries etc
- Detail of stormwater disposal
- Trees that may affect the building

- Retaining walls
- Name and location of abutting streets

Example of Site Plan

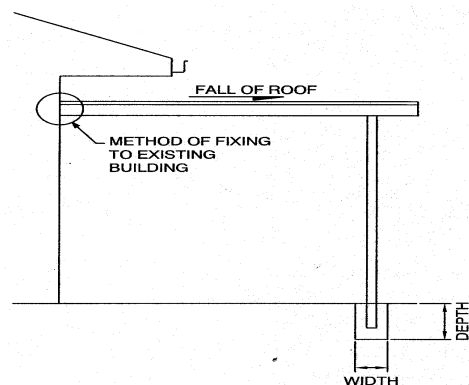


Dimensions and stormwater disposal must be marked on the plan

Elevation Drawing drawn to a scale of 1:100

Elevation showing front view of the structure, including construction materials and height to the eaves and the ridge of the roof.

Example of Elevation Plan



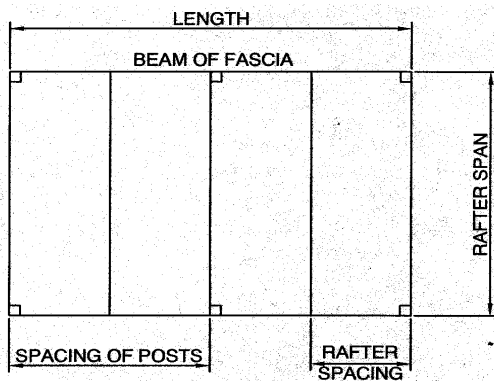
Specifications/Floor Plan drawn to a scale of 1:100

Information may be included on a floor plan:

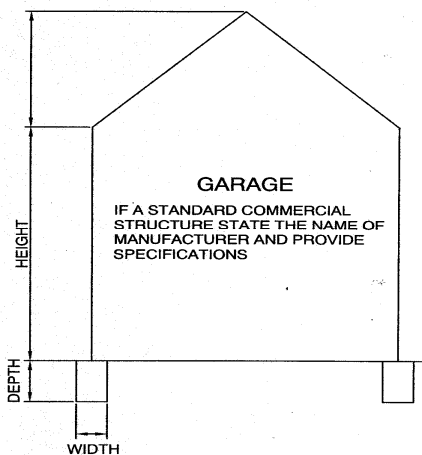
- Floor plan indicating dimensions of building work
- Size and location of posts
- Size and spacing of all support beams and fascia's
- Brand name, type and pitch of roof cladding
- Method of fixings – beams to posts, beams to walls, roof cladding to walls etc.

- The size of gutters, location of downpipes and the disposal of roof water.

Example of Floor Plan



Example of Section Plan



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.

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

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.

Copies of Plans and Information

Please be advised that under Regulation 15, Schedule 5, Section 32 & 33 of the Development Act, 1993, 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.

How much does it cost?

All fees are updated on the 1st July each year. Council staff will advise what the current fees are.

Roof Water Drainage

The roof water of all minor domestic structures erected within the Port Augusta City Council should be disposed of on-site where possible or carried to the street water table by impervious pipe. Discharge into a rainwater tank and/or containing the run-off within the site is encouraged. Water is not allowed to enter or affect the stability of building, or create unhealthy or dangerous conditions.

Easements

Building work is generally not permitted to be located over easements. If you need to construct a building over an easement, approval must be obtained from the authority that has control of the easement. Your Certificate of Title contains information about the location and nature of easements that may be on your property.

How long does it take?

Council will endeavour to deal with minor structure applications as quickly as possible, however, at least 10 working days should be set aside for assessment.

Please note, a longer period may be needed if additional information is required to supplement your application.

Encumbrance

In some areas, an encumbrance registered on the Certificate of Title will stipulate special building conditions.

You should check your Certificate of Title to ensure This may include the use of certain building materials or fencing. you are not bound by such an encumbrance.

Other Information

For their protection building owners are advised to employ licensed builders and contractors only.

If the cost of the construction work exceeds \$15,000 the Construction Industry Training Form and Levy must be supplied.

Building indemnity insurance is required if the cost of construction work exceeds \$12,000 and you employ a licensed builder.

PLEASE NOTE: The information contained herein is intended as a guide. Further information or clarification of the Planning or Building requirements can be obtained from the Development Services Department.

Disclaimer

Development Approval is assessed against the information submitted as part of the development application. It is the responsibility of the owner/builder to ascertain property boundaries and ensure that construction is maintained within those boundaries.

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