



# THE COORONG DISTRICT COUNCIL

PO BOX 28, MENINGIE SA 5264

(ALL DEVELOPMENT APPLICATION ENQUIRIES SHOULD BE DIRECTED TO THE TALEM BEND OFFICE ON 8572 3611)

OFFICE USE ONLY

DA 571/ /

A/N P/N

## DEVELOPMENT APPLICATION FORM

Development Act 1993 Section 39

Please use BLOCK LETTERS and Black or Blue ink so that photocopies can be made of your application

### APPLICANT/S DETAILS

Name \_\_\_\_\_ Phone Number \_\_\_\_\_  
Address \_\_\_\_\_ Town/Suburb \_\_\_\_\_ Post Code \_\_\_\_\_

### OWNER/S DETAILS

Name \_\_\_\_\_ Phone Number \_\_\_\_\_  
Address \_\_\_\_\_ Town/Suburb \_\_\_\_\_ Post Code \_\_\_\_\_

### BUILDERS DETAILS

Name \_\_\_\_\_ Lic No \_\_\_\_\_ Phone Number \_\_\_\_\_  
Address \_\_\_\_\_ Town/Suburb \_\_\_\_\_ Post Code \_\_\_\_\_

**CONTACT PERSON** Name \_\_\_\_\_ Phone Number \_\_\_\_\_ (wk) \_\_\_\_\_ (a/h)

- I wish to apply for: (tick only one)
- Development Plan Consent (Planning **ONLY**)
  - Building Rules Consent (Building **ONLY**)
  - Development Approval (**BOTH** Planning & Building)

### DESCRIPTION OF PROPOSED DEVELOPMENT

(Eg Shop, Dwelling, Garage, Vacant) \_\_\_\_\_

What is the Existing Use of the Site \_\_\_\_\_

### LOCATION OF PROPOSED DEVELOPMENT (please provide a mud map overleaf to show directions to property)

House No \_\_\_\_\_ Lot No \_\_\_\_\_ Street \_\_\_\_\_ Town \_\_\_\_\_

Section No (Full/Part) \_\_\_\_\_ Hundred \_\_\_\_\_ Volume \_\_\_\_\_ Folio \_\_\_\_\_

BUILDING RULES 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 \_\_\_\_\_

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises \_\_\_\_\_

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 1993 APPLY? YES  NO

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID? YES  NO

(Applicable only when Development Cost exceeds \$15,000)

DEVELOPMENT COST (Do not include fitout costs) \$ \_\_\_\_\_ FLOOR AREA OF PROPOSED WORK \_\_\_\_\_ m<sup>2</sup>

I acknowledge that copies of this application and supporting documents may be provided to interested persons in accordance with the Development Regulations 1993.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Applicant / Owner / Agent (Delete whichever does not apply)

\*\*\*\*\*PLEASE REFER OVERLEAF FOR DOCUMENTATION REQUIRED UPON SUBMISSION OF THIS APPLICATION\*\*\*\*\*

\*\*\*\*\*PLEASE NOTE: You may also require approval pursuant to the Public and Environmental Health Act if your development involves plumbing work and/or the installation or alteration of a septic tank (waste control system). Please contact Council's Environmental Health Officer if you require further information.\*\*\*\*\*

## **DEVELOPMENT APPLICATION FEES (Effective 1 July 2007)**

### **LODGEMENT FEES**

Base Fee	\$46.75
Building Rules Consent Required (and Estimated Cost > \$5,000)	\$53.00 (additional)
If the development is determined to be by <b>Non-Complying</b> according to The Coorong District Council Development Plan, then an <i>additional</i> lodgement fee applies	\$75.00
Staged Consent Fee (unless applicant applies for Planning <i>and</i> Building consent at the same time)	\$46.75

### **PLANNING FEES** (FOR ASSESSMENT AGAINST THE COORONG DISTRICT COUNCIL DEVELOPMENT PLAN)

Development Cost does not exceed \$10,000	\$29.25
Development Cost over \$10,000 but does not exceed \$100,000	\$80.00
Development Cost over \$100,000	0.125% of Devt Cost

If the development is determined to be by **Non-Complying** then the fees above are replaced by (unless immediate refusal given):

Development Cost does not exceed \$10,000	\$40.00
Development Cost over \$10,000 but does not exceed \$100,000	\$95.00
Development Cost over \$100,000	0.125% of Devt Cost

#### Referral Fees (if applicable)

All Authorities except below	\$167.00 per Authority
All Authorities (for Development Cost exceeding \$1,000,000)	\$278.00 per Authority
River Murray Minister	\$278.00
Some Developments of Major Environmental Significance	\$278.00 per Authority

#### Public Notification Fees (if applicable)

Category 2 and Category 3 Public Notification	\$80.00
Category 3 Advertisement Fee	POA

### **BUILDING FEES** (FOR ASSESSMENT AGAINST THE BUILDING CODE OF AUSTRALIA)

The Minimum Fee for Building Rules Assessment is (for *all* cases below): \$50.00

If the following calculations result in a figure *less* than \$50.00 then the above fee is applicable, if not then the Fee will be (based on floor area):

Class 1, 2 & 4 (dwellings/dwelling additions)	\$2.20/m <sup>2</sup>
Class 3, 5 & 6	\$2.93/m <sup>2</sup>
Class 7 & 8 (commercial/industrial)	\$1.94/m <sup>2</sup>
Class 9a & 9c	\$3.32/m <sup>2</sup>
Class 9b	\$3.02/m <sup>2</sup>
Class 10 (non-habitable building/structure e.g. carport, garage, farm buildings etc)	\$0.66/m <sup>2</sup>

For demolition of a building, multiply the relevant fee calculated above by 0.2

For a change in classification where no building work is proposed, multiply the relevant fee calculated above by 0.8

For a building that does not have a floor area (e.g. site identification sign) then the area will be determined to be the largest side of plane of the building.

### **CERTIFICATE OF OCCUPANCY**

Application for a Certificate of Occupancy	\$33.50
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### **CONSTRUCTION INDUSTRY TRAINING LEVY FEE (CITLF)**

Fee required if Development Cost over \$15,000	0.25% of Devt Cost
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### **APPLICATION TO INSTALL A SEPTIC TANK SYSTEM**

For a New Septic Installation	\$252.50
To Alter an existing Septic System	\$166.00

## **DOCUMENTS REQUIRED FOR DEVELOPMENT APPLICATIONS**

(Please tick (✓) the box if you have included the listed documentation)

### **REQUIRED FOR ALL APPLICATIONS**

- Completed **Development Application Form**
- Payment of Development Application **Fees** (contact any Coorong Council office for determination of fees)
- Site Plan**. Two (2) copies to a scale of 1:500 (Minimum) to be either **A3 or A4 size only** with:
  - The boundaries and dimensions of the allotment and any relevant easements, ETSA powerlines and driveway location
  - Location and dimensions of all proposed and existing structures (including rainwater tanks) on the site and the distances between them (including front, side and rear set-backs from the boundary)
  - Location of septic tank, connecting pipes & existing trees and distances to boundary and structures
  - North Point
  - Site Contours (if applicable)
  - Details on Stormwater Disposal
- Construction Plan/s**. Two (2) copies to a scale of 1:100 (Minimum) to be either **A3 or A4 Size only** with:
  - Floor Plan (with all dimensions)
  - Elevations and Sections Plan (with all dimensions)
  - Structural Details
- Engineer's Construction Report** (for Building Rules assessment) that includes (if applicable):
  - Engineer's Calculations
  - Site Contour Drainage Plan
  - Standard Specifications
  - Roof, Frame and Truss details
  - Wet Area details
- Copy of the **Certificate of Title** (including Strata Plan/Community Plan if applicable).
- Signed **Power Line Clearance Declaration Form**
- Copy of **Builders Indemnity Insurance** (if Development is for Domestic Use and Estimated Cost exceeds \$12,000, and not being an owner builder)
- Payment or Receipt of **Construction Industry Training Levy Fee** (if Development has an Estimated Cost exceeding \$15,000)

### **FURTHER INFORMATION THAT IS REQUIRED FOR DWELLINGS**

- Building Specifications, Energy Efficiency Assessment, Termite Protection Specifications, Smoke Detector Layout etc.
- Lodgement of **Septic Application Form** and Payment of Relevant **Fees**

### **FURTHER INFORMATION THAT IS REQUIRED FOR COMMERCIAL, INDUSTRIAL, OFFICES ETC**

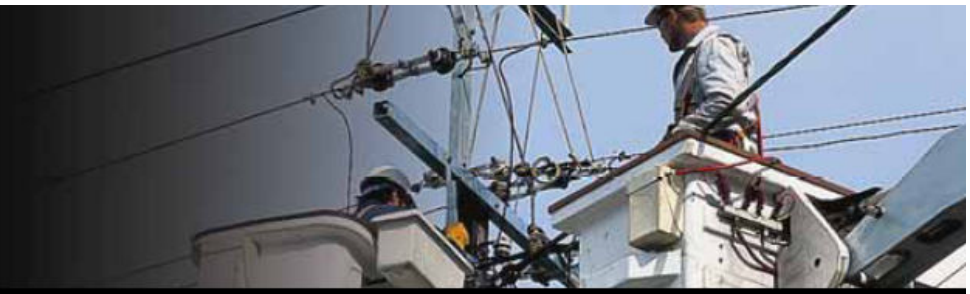
- Full Analysis of all relevant provisions of The Coorong District Council Development Plan (for Planning Rules Consent)
- Full Analysis of all relevant provisions of the Building Code of Australia (for Building Rules Consent)





Government  
of South Australia

Department for Transport,  
Energy and Infrastructure



# POWERLINE CLEARANCE DECLARATION GUIDE

**This brochure provides summary information on clearances from powerlines and tips on when it's OK to sign the declaration form.**

To protect people and property, minimum safe clearances from powerlines have been established in the *Regulations under the Electricity Act 1996*. The declaration form requires applicants to confirm that their development will meet these safe clearances.

**The vast majority of applications will not have any powerline issues** as normal residential setbacks often cause the building to comply with the clearance distances prescribed by the Electricity Act.

Particular care needs, however, to be taken for developments on major roads, commercial/ industrial developments and in other cases where higher voltage powerlines exist.

Even if the proposed location of your building is closer than the clearances outlined in this brochure, it may still be compliant with the *Regulations under the Electricity Act 1996*. Please see our brochure **'Building Safely Near Powerlines'** for more details or contact the Office of the Technical Regulator. You may be required to obtain additional information from the Electricity Supplier for a nominal fee, including the maximum worst case swing and sag of the powerline.

Swimming pools are considered to be structures and are not permitted within the clearance zone. **It is unsafe to locate a swimming pool under any powerline.**

These legislated clearance distances are not the same as electricity distribution or transmission company easements for access to the powerlines.

If there is an easement for electricity supply purposes registered on your Certificate of Title you must ensure that the proposed location of your building does not encroach on the easement area. If your proposal will encroach on the

easement area you will also need to approach ETSA Utilities or ElectraNet to seek approval for your proposal.

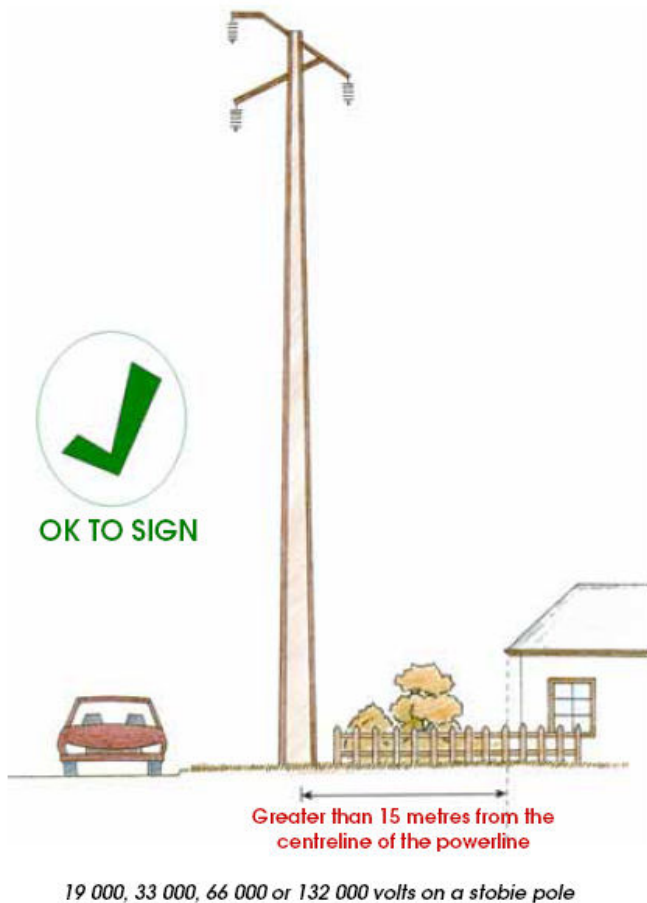
## Overhead Powerlines

**The minimum safe clearance between powerlines and buildings depends on the voltage of the powerline and the type of conductor.** The different types of powerlines can usually be recognised from their construction, however, check with ETSA Utilities if you are not sure what the powerline voltage is. The Technical Regulator website contains a list of personnel at ETSA Utilities who can be contacted for voltage identification.



Low Voltage and 11 000 volts

Most metropolitan streets contain **only low voltage, or low voltage and 11 000 volt powerlines**. In these cases, if your development will be more than 3.1 metres horizontally away it is OK to sign the declaration form.



In rural areas, a SWER (single wire earth return) powerline is commonly used, and this has a voltage of 19 000 volts. Due to the long span lengths (distance between poles) of SWER lines, it is necessary to include additional clearance distances. If there is a SWER line near your proposed development and your building will be more than 15 metres away from the powerline, then it is OK to sign the declaration form.

Some higher voltage (e.g. 66 000 volts and 132 000 volts) powerlines are on very tall stobie poles—around 15 metres or higher. If you are near one of these powerlines and your building will be more than 15 metres away from the centreline of the poles, then it is OK to sign the declaration form.



Transmission lines are very high voltage powerlines that carry electricity from power stations to major substations, or between major substations. These are normally seen in country areas or on the outskirts of towns.

If there are transmission towers near your proposed development and your building will be more than 25 metres away from the centreline of the powerline, then it is OK to sign the declaration form.

### Underground Powerlines

If you are planning to build in an area where there are underground powerlines, you should contact **Dial Before You Dig** on telephone 1100 before starting any excavation.

It is a requirement that underground powerlines are more than 3 metres away from buildings. This does not include underground powerline lines directly supplying power to the building. Unless your building is right on the front boundary of your property or there is an electricity easement on your property, it is probably OK to sign the declaration form.

For further information refer to the brochure *Building Safely Near Powerlines*, available from:

[www.technicalregulator.sa.gov.au](http://www.technicalregulator.sa.gov.au)

Or call the Office of the Technical Regulator on (08) 8226 5500



Government of South Australia

Department for Transport, Energy and Infrastructure

## DECLARATION OF APPLICANT

Pursuant to Schedule 5 Clause 2A(1) of the DEVELOPMENT REGULATIONS 1993

To: THE COORONG DISTRICT COUNCIL

From: \_\_\_\_\_

Date of Application: \_\_\_\_\_

Location of Proposed Development:

House No: \_\_\_\_\_ Lot No: \_\_\_\_\_ Street: \_\_\_\_\_ Town \_\_\_\_\_

Section No (Full/Part): \_\_\_\_\_ Hundred: \_\_\_\_\_

Volume: \_\_\_\_\_ Folio: \_\_\_\_\_

Nature of Proposed Development: \_\_\_\_\_

I \_\_\_\_\_ being the applicant/a person acting on behalf of the applicant (delete one not applicable) 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 1993*.

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*), 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) 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

Section 86 of the *Electricity 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; where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

### Note 5

Information brochures 'Powerline Clearance Declaration Guide' and 'Building Safely Near Powerlines' have been prepared by the Technical Regulator to assist applicants and other interested persons. Copies of these brochures are available from council and the Office of the Technical Regulator. The brochures and other relevant information can also be found at [www.technicalregulator.sa.gov.au](http://www.technicalregulator.sa.gov.au)

### 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.