



ABN: 69 784 251 661

# Tatiara District Council

## 2018-19 DEVELOPMENT APPLICATION FORM (from 1<sup>st</sup> July 2018 – 30<sup>th</sup> June 2019)

District Office:  
43 Woolshed Street,  
PO Box 346,  
Bordertown SA 5268  
P: (08) 8752 1044  
F: (08) 8752 1442  
E: [office@tatiara.sa.gov.au](mailto:office@tatiara.sa.gov.au)

Application No:	400 / / 18
Assessment No:	A

Please use **BLOCK LETTERS** and black or blue ink so that copies can be made of your application.

APPLICANT DETAILS:				
Name:				
Postal Address:				
Phone (Mob):		Phone (work/home):		Fax:

BUILDER DETAILS: (Give in full, or write: 'as applicant' or 'to be advised' or 'owner' builder)				
Name:				
Postal Address:				
Phone (Mob):		Phone (work/home):		Fax:
Email:			Licence No.:	

OWNER DETAILS: (Give in full, or write 'as applicant' or 'as builder')				
Name:				
Postal Address:				
Phone (Mob):		Phone (work/home):		Fax:

CONTACT PERSON FOR FURTHER DETAILS:				
Name:				
Postal Address:				
Phone (Mob):		Phone (work/home):		Fax:
Email:				
Preferred Contact Method:	<input type="checkbox"/> Mobile	<input type="checkbox"/> Email	<input type="checkbox"/> Fax	<input type="checkbox"/> Post <input type="checkbox"/> Home Phone

DESCRIPTION OF THE DEVELOPMENT:	
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COST OF THE DEVELOPMENT (incl GST):	\$
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LOCATION OF PROPOSED DEVELOPMENT:						
House No.:		Lot No.:		Street:		
Suburb/Locality:					Post Code:	
Section No.:		Hundred:		Volume:		Folio:

EXISTING USE (if applicable):	
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BUILDING INDEMNITY INSURANCE: (only applicable for domestic Building Work over \$12,000)	<input type="checkbox"/> Yes <input type="checkbox"/> No
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HAS THE CONSTRUCTION INDUSTRY TRAINING LEVY BEEN PAID? (Applies if Building work over \$40,000)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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BUILDING RULES CLASSIFICATION:	Classification Sought:		Present Classification:	
If Class 5, 6, 7 or 9 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.

**SIGNATURE:**

**DATED:**

If you do not wish to have your Development Approval details provided to the local businesses, please mark this box

To enable expedient processing of your application, please complete the following:

WORK TYPE:					
New <input type="checkbox"/>	Addition <input type="checkbox"/>	Alteration <input type="checkbox"/>	Other <input type="checkbox"/>		
MATERIALS:		SEPTIC TANK REQUIRED:			
New <input type="checkbox"/>	Used <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
WALLS:			ROOF:		
BV	Brick Veneer	<input type="checkbox"/>	CB	Colourbond	<input type="checkbox"/>
CB	Colourbond	<input type="checkbox"/>	GI	Galvanised Iron	<input type="checkbox"/>
FI	Fibro Cement	<input type="checkbox"/>	RT	Tiled	<input type="checkbox"/>
GI	Galvanised Iron	<input type="checkbox"/>	ZI	Zincalume	<input type="checkbox"/>
SB	Solid Brick	<input type="checkbox"/>	Other		<input type="checkbox"/>
ZI	Zincalume	<input type="checkbox"/>	FRAMES:		
FLOORS:			TF	Timber Frame	<input type="checkbox"/>
CC	Concrete	<input type="checkbox"/>	SF	Steel Frame	<input type="checkbox"/>
TI	Timber	<input type="checkbox"/>	Other		<input type="checkbox"/>
Other		<input type="checkbox"/>			

DEVELOPMENT ASSESSMENT FEES:	Fee Rate	Fee Payable
<b>LODGEMENT: (GST not applicable)</b>		
Lodgement Fee (minimum); or	\$64.00	
Lodgement Fee for <u>building work</u> with a cost greater than \$5,000 (excludes Pools)	\$136.00	
Additional lodgement Fee for Swimming Pool/Spa/Safety Fence	\$190.00	
Staged Consent Fee	\$64.00	
<b>PLANNING ASSESSMENT: (GST not applicable unless otherwise stated)</b>		
Complying /Planning exempt	\$53.00	
Value under \$10,000.00	\$39.75	
Value \$10,000 - \$100,000	\$109.00	
Value over \$100,000 (maximum fee payable is \$200,000)	0.125% of value	
Additional fee for Non Complying	\$130.00	
Referral Fee (Each agency except EPA Schedule 22 items as below)	\$227.00	
Referral Fee – EPA Schedule 22 items 1(6), 2(7), 2(8), 2(10) or 3(3) if development cost greater than \$1 million.	\$379.00	
Public Notification for Category 2 & 3	\$109.00	
Category 3 – Advertisement in Newspaper – amount to cover costs (GST inclusive)	\$200.00	
	<b>SUB TOTAL</b>	\$

<b>BUILDING ASSESSMENT: (GST inclusive)</b>			
Certificate of Occupancy (Class 2-9)			\$45.75
Essential Safety Provisions for a Building (Reg 76) (Class 2-9)			\$98.00
Specification Booklet			\$25.00
<b>Building Fee (minimum): or</b>			<b>\$69.50 or</b>
Classification	Description	Area	
1a, 2 & 4	Dwellings		@ \$3.08/m <sup>2</sup>
3, 5 & 6	Offices & shops		@ \$4.10/m <sup>2</sup>
7 & 8	Warehouse & workshop		@ \$2.71/m <sup>2</sup>
9a & 9c	Hospital/Aged Care Facility		@ \$4.65/m <sup>2</sup>
9b	Assembly building		@ \$4.08/m <sup>2</sup>
10	Shed, verandah, carport, swimming pool & fences		@ \$0.92/m <sup>2</sup>
			<b>SUB TOTAL</b>
			\$

<b>CITB LEVY:</b> 0.25% of Building Work if over \$40,000.00 – Levy forms available from Council or online	<b>Pay fee direct to CITB</b>
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<b>SEPTIC TANK FEE:</b> \$228.00 (Minimum) + \$23.70 for each 1,000L over 5,000L	\$
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<b>TOTAL FEES PAYABLE:</b> NB: This is an abridged version of the complete Fees as listed in Schedule 6 of the Development Regulations 2008. Further application fees may apply in some cases.	\$
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**POWERLINE CLEARANCE DECLARATION —  
Schedule 5, Clause 2A - Development Regulations 2008**

To: **TATIARA DISTRICT COUNCIL**

From: .....

Date of application: .....

**Location of Proposed Development:**

House No.: ..... Lot No.: ..... Street: .....

Town/Suburb: .....

Section No. (full/part): ..... Hundred: .....

Volume: ..... Folio: .....

**Nature of Proposed Development:** .....

I ..... being the applicant/ or a person acting on behalf of the applicant (delete the inapplicable statement) 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.

Signed: ..... Date: ..... / ..... / .....

**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) an aerial line and a fence, sign or notice that is less than 2 mt in height and is not designed for a person to stand on; 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: [sa.gov.au/energy/powerlinesafety](http://sa.gov.au/energy/powerlinesafety)

**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.



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# INFORMATION SHEET

What information do I need to provide to lodge a development application?

Before an application can be assessed by Council's Director of Development & Environmental Services, the following information is required:

1. A completed development application form (please ensure that the form has been signed)
2. Three (3) copies of the following (*please note that not all of these may be applicable to your development*);
  - Specifications/Plans (drawn to a minimum scale of 1:100) showing;
    - Floor plan showing dimensions of building work
    - Size & location of posts
    - Size & spacing of all support beams & fascia's
    - Brand name, type & pitch of roof cladding
    - Methods of fixings – beams to posts, beams to walls, roof cladding to walls etc
    - Size of gutters, location of downpipes & the disposal of roof water.
  - Site plan that shows;
    - All boundaries of the site & their measurements
    - Any easements
    - North point
    - Plan of all existing buildings
    - Detail of stormwater disposal
    - Any retaining walls
    - Placement of trees that may affect the building
    - Name & location of abutting streets
    - Plan outline of the proposed work showing distances to boundaries etc
  - Elevations (drawn to a scale of 1:100) that show;
    - Front & side views of structure
    - Construction materials
    - Height to the eaves & ridge to the roof
3. Current copy of the Certificate of Title.
4. Structural Calculations – please check with Council as these may already be on file.
5. Completed Electricity Act Declaration (if applicable) – attached to development application form.
6. Payment of development application fees (shown on the back of the Development Application form). The fees will be worked out for you when you lodge your application at the Council. EFT & card facilities available.
7. Energy Efficiency Requirements.
8. Building Indemnity Insurance – copy of policy.
9. Septic Tank Application – available from Council front counter (your plumber may help you with this).

NB: if you are commencing a new food business, you are required to complete a Food Business Notification Form and forward to the Council office. Forms are available at the Council office or online.

Please note: if the cost of the development is over \$40,000 a levy is to be paid to the Construction Industry Training Board ie 0.25% value of the development. This can be completed online at [www.citb.org.au](http://www.citb.org.au) or phone 8172 9500, forms are also available at the Council's front counter. Please provide proof of payment to Council.

**If all relevant documentation is not provided or fees are not paid there will be a delay in issuing a Development Approval.**



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.

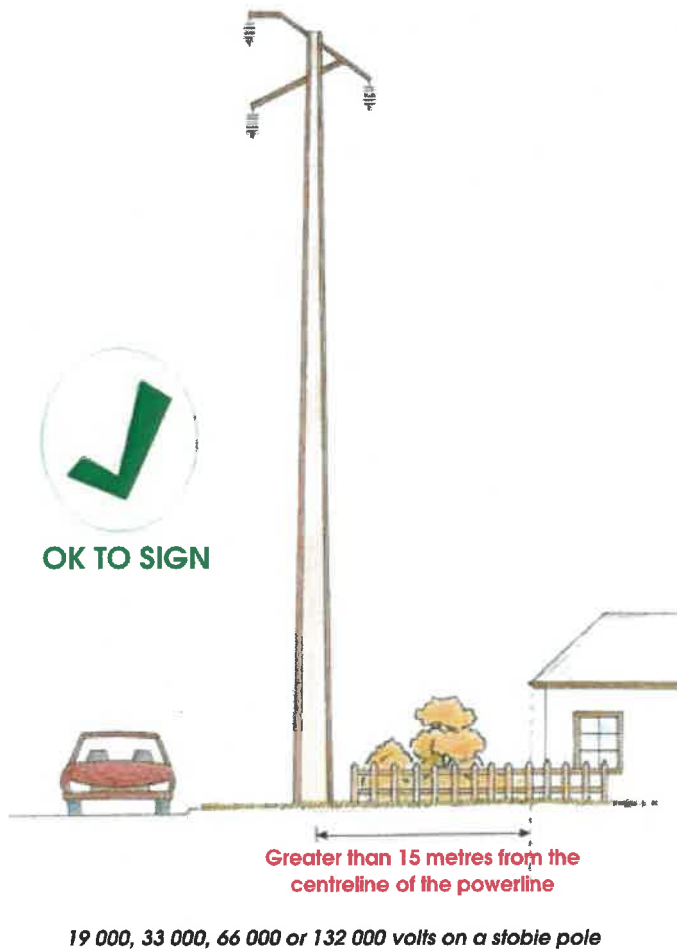
## Overhead Powerlines

**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.



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.

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.

### **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**



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