



**DEVELOPMENT CONTROL  
DEVELOPMENT APPLICATION FORM  
& ADVISORY INFORMATION**

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Next Review  
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**THE FLINDERS RANGES COUNCIL**

PO Box 43, QUORN SA 5433

Telephone (08) 8620 0500

Email: [Development@frc.sa.gov.au](mailto:Development@frc.sa.gov.au)

**Number 740 / /**

**APPLICANT:** \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**OWNER:** \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**CONTACT PERSON:** \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

**BUILDER:** \_\_\_\_\_ Licence Number: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

\_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Description of Proposed Development:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Location of Proposed Development:**

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

Section No: \_\_\_\_\_ Hundred: \_\_\_\_\_ Volume: \_\_\_\_\_ Folio: \_\_\_\_\_

**ESTIMATED DEVELOPMENT COST:** \$ \_\_\_\_\_ (inclusive GST, not including fit-out costs)

**PLEASE TURN OVER AND SIGN NEXT PAGE (Page 2)**

**FOR OFFICE USE ONLY**

	FEES	RECEIPT	DATE	
Lodgement Fee <i>(Refer inside cover)</i>				VG Number _____
Planning				Classification: _____
Building				Floor Area m <sup>2</sup> _____
Land Division				Materials _____
Other				Insurance _____
DEVELOPMENT APPROVAL				Levy _____
				Conditions: P: 98, _____
				B: _____

DOES EITHER SCHEDULE 21 OR 22 OF THE REGULATIONS UNDER THE DEVELOPMENT ACT 1993 APPLY: YES  NO

EXISTING USE: \_\_\_\_\_

**BUILDING RULES CLASSIFICATION:**

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: \_\_\_\_\_

**I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008. I also acknowledge that Council must publish a register of applications on the internet (pursuant to Regulation 98(3a)) which will contain all the details I have provided in this application.**

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

\*Owner(s)/Applicant(s)

**IMPORTANT INFORMATION – PLEASE READ**

**FEES:**

- A Lodgement Fee of \$ 64.00 is required for Development costs up to \$5,000
- A Lodgement Fee of \$ 136.00 is required for Development costs exceeding \$5,000
- Applicants will be notified concerning payment of applicable processing fees (Planning & Building), **However**, if all applicable fees are paid during lodgement, this will ensure that assessment is not delayed. Council will invoice the applicant for applicable fees if not already paid, before assessment commences.

**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.**

**STATEMENT OF COMPLIANCE:** [Only for Class 1a Buildings]

Statements of Compliance must be completed and lodged with the Council **by a qualified person.**

**CONSTRUCTION INDUSTRY TRAINING LEVY:**

The applicant is advised that 'Building Consent' cannot be granted for building work when value is in excess of \$40,000 or until Council has received proof of payment of the Levy.



The Flinders  
Ranges Council

**BUILDING SAFETY NEAR POWERLINES FORM**  
**Development Regulations 2008**  
**Form of Declaration**  
(Pursuant to clause 2A(1) of Schedule 5)

**To:** The Flinders Ranges Council  
PO Box 43  
QUORN SA 5433

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

**Date of Application:** \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**Location of Proposed Development:**

Lot No: \_\_\_ DP/FP: ..... House No: ..... Street: ..... Town/Suburb .....

Section No: ..... Hundred: ..... Volume: ..... Folio: .....

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

I ..... being the applicant/ 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.

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 –

- an internal alteration of a building; or
- 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 2.0 m 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; or where the development:

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

**Note 5**

An information brochure: 'Building Safely Near Powerlines' has been prepared by the Technical Regulator to assist applicants and other interested persons.

This brochure is available from council and the Office of the Technical Regulator. The brochure 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.

# Development Application - Required Information Guild lines.

## Development Application is required for (please tick)

- Building Work
- Change in land use code
- Division of an allotment
- Construction or alteration
- State/ Local Heritage building
- Prescribed Mining
- Act or activity in relation to land (Other than a continuation of existing land use code)

For information regarding what you can and can't do please visit The Flinders Ranges Council website and look at the Development Plan. [www.frc.sa.gov.au](http://www.frc.sa.gov.au).

Applications require Development Approval, and or Building Approval before Full Development Approval can be

**Application Form** (*can be obtained via website or for the Council Office*)

- Completed application form (page 1 and 2) and sign
- Completed Building Safety Near Powerlines Declaration Form (page 3) and sign
- Proof of Payment of Building Indemnity Insurance (*applies to residential developments over \$12,000*)
- Construction Industry Training Fund Levy (*if value of building work exceeds \$40,000*)

## Development Approval required accompanied documents.

- Full copy of your **certificate of title** showing all boundaries / easements / covenants on the land
- Fees – Our development team will raise an invoice once your application is submitted. Once these fees are paid your application will begin to be processed.

*All applications must be accompanied by **two (2) sets** of plans.*

## Site Plans

- Plans must be drawn to a metric scale of not less than **1:200** and clearly show:
- The boundaries and dimensions of the site
- North Point
- Setbacks to all boundaries
- Site coverage
- Areas to be landscaped, including proposed ground surface modifications
- Dimensions of all buildings
- Driveways and car parking areas / visitor spaces in accordance with Council requirements
- Vehicle access
- Details of site and roof / storm water drainage
- Location of buildings on property
- External storage and waste treatment areas
  
- Elevations to a scale of not less than 1:200 which indicates:**
- Floor to ceiling heights
- Overall building heights

- Building materials, colours and finishes
- Any proposed excavation works or filling

### **Building Approval required accompanied documents**

- Steel sheds, verandas, carports and trusses must be certified and you should insist on this before purchase. Some major proprietary brands are known to produce components that meet these requirements but you need to confirm that the Building Certifier will accept these before you purchase.
- Council also requires a practicing structural engineer's certificates for all steel, concrete and non-standard timber construction such as trusses.
- Building Plans should be provided at recommended scale below:
- Floor plan identifying existing rooms within all buildings and their current use, and any existing windows, doors and service facilities
- Elevation plan - this plan must include all four elevations and show the external building materials, finishes and colours

#### **FLOOR PLAN AT SCALE OF 1:100 OR 1:50**

- Dimensions – overall / internal dimensions / wall thickness / cavity width
- Windows and doors with sizes or reference numbers if scheduled
- Location of sections
- Floors - step downs / falls / floor line over (if two-storey or more) or cellar
- Ceilings - cathedral or raked ceilings / lower ceiling areas / bulkheads
- Balcony / stair / balustrade / handrail / ramp details
- Location and sizes of veranda posts
- Plumbing fixtures and floor wastes
- Built in furniture (kitchen, robes, vanity etc)
- External hose taps / flood gullies
- External paved areas (if not shown on site plan)
- Down pipe locations and rain heads where used

#### **SECTIONS (AT A SCALE OF 1:20):**

- Ceiling heights and window levels
- Clearance to underside of timber floors
- Extent of walls with required Fire Resistance Levels

#### **DRAWINGS (AT A SCALE OF 1:100):**

- Size, location of footings, structural components
- Roof layout indicating type / size / spacing / overhang of all components
- Wall and floor layouts including wall and roof bracing details
- Wet area details

#### **OTHER DETAILS:**

- Specifications and schedules of work to be undertaken
- Wind speed determination
- Engineer's footing construction report and any other structural details

- Retaining wall details

**All New Dwellings also require Septic Approval**

- Septic tank details and engineers hydrological assessment of site.

***SPECIAL ADDITIONAL REQUIREMENTS THAT MAY AFFECT SOME APPLICATIONS:***

- Bushfire prone areas (AS 3959-1999)
- Seismic zones
- Fire detection / control devices for specific building classifications
- Access for persons with a disability for prescribed buildings
- High wind areas
- Areas subject to flooding and assessment carried out