

DEVELOPMENT APPLICATION FORM

DEVELOPMENT NO: _____

APPLICANT: NAME: _____ PH: _____

ADDRESS: _____

POSTAL ADDRESS (IF DIFFERENT) _____

OWNER: NAME: _____ PH: _____

ADDRESS: _____

CONTACT PERSON: NAME: _____ PH: (wk) _____ (ah) _____

EMAIL ADDRESS: _____

DESCRIPTION OF PROPOSED DEVELOPMENT: _____

LOCATION OF PROPOSED DEVELOPMENT

House No: _____ Lot No: _____ Street: _____ Town: _____

Section: (full/part): _____ Hundred: _____ Volume: _____ Folio: _____

BUILDER: NAME: _____ PH: _____

ADDRESS: _____ LICENCE NO: _____

ESTIMATED DEVELOPMENT COST (price to include GST) \$ _____ **FLOOR AREA** _____ **M²**

LAND DIVISION:

Site area: _____ No. of existing allotments: _____

Number of additional allotments (excluding road and reserve): _____ Lease: _____

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 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 of the premises: _____

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

SIGNED: _____
OWNER(S)/APPLICANT(S)

DATED: _____

DRAWINGS REQUIRED	(1 COPY TO BE SUBMITTED)	SCALE
SITE PLAN	A site plan showing the boundaries and dimensions of the site, any relevant easements, position of existing and proposed buildings or structures and name of street.	1:500
FLOOR PLAN	A dimension plan of floor layout, position and size of window and door openings.	1:100
ELEVATIONS	A dimension plan of front, end and rear elevation.	1:100
SECTION	Sections as required to illustrate method of construction.	1:20
CURRENT TITLE REGISTER SEARCH (Land Titles Office)	Search copy to be obtained from SAILIS SYSTEM online (SAMPLE ATTACHED) - MUST BE CURRENT OWNER	A4

NOTE: FOR FURTHER INFORMATION OR ADVICE, CONTACT THE

**MUNICIPAL COUNCIL OF ROXBY DOWNS
RICHARDSON PLACE
PO BOX 124
ROXBY DOWNS SA 5725
PH: 08 8671 0010
E-MAIL: roxby@roxbycouncil.com.au**

FOR OFFICE USE ONLY

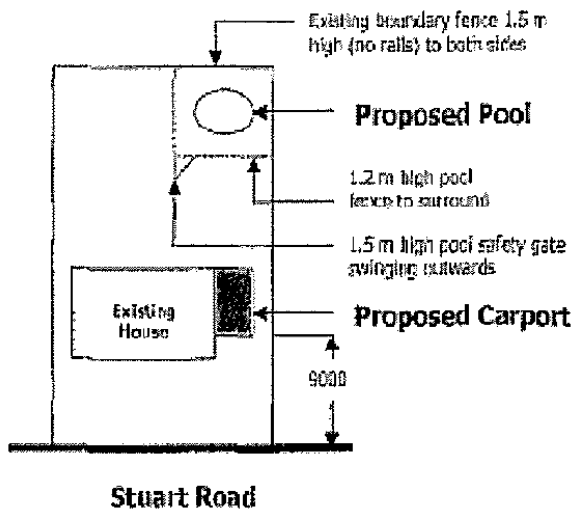
Classification: _____ Materials: Walls: _____ Roof: _____ Floor: _____ Frame: _____
 Floor Area m²: _____ B Type: _____ Insurance: _____ CITB Levy fee: _____
 Location: _____
 Conditions: _____

	Decision Required	Fees	Receipt No.	Date	Signature of Officer
Lodgment Fee		Under \$5000 = \$67.00 (no building rules consent required) Over \$5000 = \$142.50 Swimming Pool =\$267.00			
Planning					
Building					
CITB Levy					
Land Division					
Additional					
Development Approval					

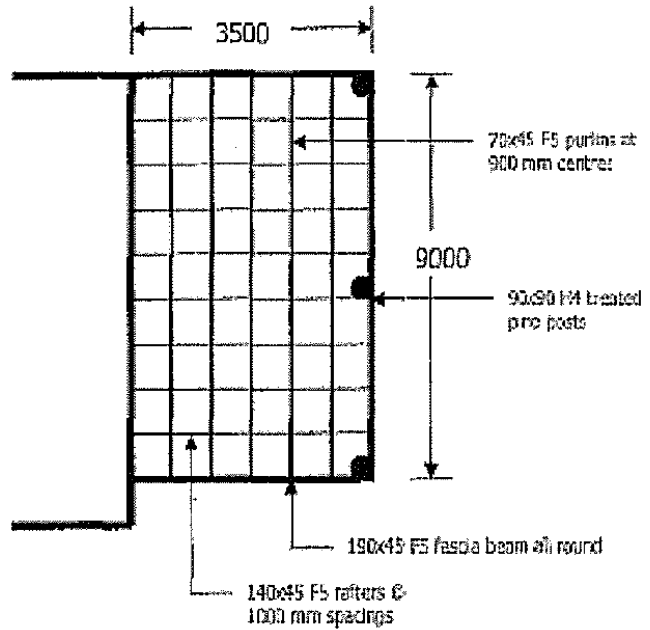
Further Information

If you have any queries about the information required to be provided, you can contact the Council's Building Officers – Jeff Shillabeer or Paul Peters at the Salisbury City Council on 08 84068222. The Building Officers visit Roxby Downs once a month. If you require an appointment to consult please contact the Roxby Downs Council Office on 8671 0010

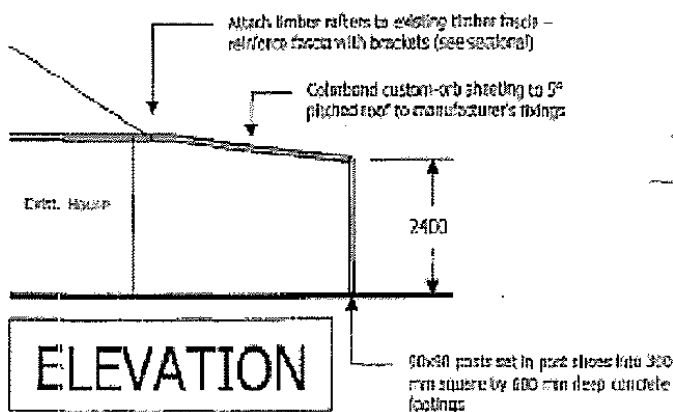
* Example of plans required for approval



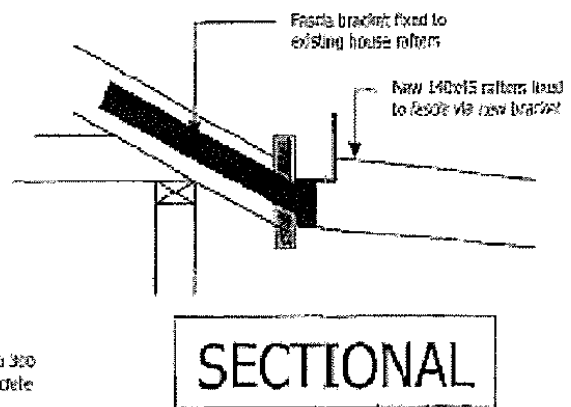
SITE PLAN



PLAN VIEW



ELEVATION



SECTIONAL

SITE PLAN

PLEASE MARK IN POSITION OF STREET, TREES, EXISTING OR PROPOSED DRIVEWAY & ALL OTHER SIGNIFICANT STRUCTURES

SCALE 1:500

IMPORTANT INFORMATION - PLEASE READ

FEES

Upon lodgment all fees are required to be paid. (This includes fees such as Lodgment, planning, building, advertising and any other related fees.)

Applicants will be notified concerning other mandatory fees, which must be paid in full under the Development Act Regulations before they can collect the Decision Notification.

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 and 9 building until a "Certificate of Occupancy" has been issued by Council. Failure to do so may result in Council taking legal action.

NOTE: Where a "Certificate of Occupancy" is required, an "owner/builder" must engage a suitably qualified person prior to the commencement of building work to ensure that they can submit a "Statement of Compliance" at the completion of that work.

STATEMENT OF COMPLIANCE

The applicant is advised that before the proposed dwelling (or extension to dwelling) may be occupied, the builder/owner builder shall submit to Council, a written statement certifying that the "building work" has been carried out in accordance with the plans and conditions approved by Council.

NOTE: It is an offence for a person to occupy a dwelling (or an addition to a dwelling) that has not been completed in accordance with the development authorisation- Maximum fine \$4,000.

CONSTRUCTION INDUSTRY TRAINING LEVY

The applicant is advised that "Building Consent" cannot be granted for building work (value in excess of \$40,000) until Council has received proof of payment of the levy.

DISABILITY DISCRIMINATION ACT 1992 {DDA}

The DDA is a Federal Act and is such, overrides the requirements of the Building Rules (against which this application will be assessed). You are advised that failure to comply with the requirements of the DDA may leave you, the applicant, vulnerable to a third party complaint, which if successful in an appeal to the Human Rights and Equal Opportunity Commission, may halt development, or force cost modifications.

GENERAL INFORMATION

WATER AND SEWERAGE

Before commencing work within the council area, a plan must be submitted and approved.

POWER SERVICES

Council should be notified of all proposed additions and alterations to existing buildings and those proposed to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometimes create dangerous situations, while underground cables are often covered in a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages to the council.

TELSTRA

Telstra should be contacted before commencement of work to new or existing buildings for planning of service lead-ins, plant locations and internal wiring.

CERTIFICATE OF TITLE

This document can be gained by accessing the sa.gov.au website and following the prompts - housing property and land, property place information, certificates of titles, getting a certificate of title, option 1 go to "SAILIS" and enter the system as a "guest user" and enter the required parcel details.

DEVELOPMENT REGULATIONS 2008
Form of Declaration
(Schedule 5 clause 2A)

To:

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:

.....
.....
.....
.....

Ibeing 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 –

- 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

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.

PLN/06/0024