



THE COORONG DISTRICT COUNCIL DEMOLITION PROPOSAL FORM

APPLICANT/S DETAILS

Name _____ Email _____
Phone Number _____
Address _____ Town/Suburb _____ Post Code _____

LOCATION OF PROPOSED DEMOLITION

House No _____ Lot No _____ Street _____ Town _____
Section No (Full/Part) _____ Hundred _____ Volume _____ Folio _____

DEMOLISHER'S DETAILS

Name _____ Email _____
Lic No _____ Phone Number _____
Address _____ Town/Suburb _____ Post Code _____

Description of buildings to be demolished (eg solid brick, timber frame etc) _____

Description of precautions to be taken:

Building and fences adjoining properties (including party walls):

Fencing, hoarding and warning notices:

Hazardous materials (asbestos—registered removalist):

Services Notified (Please indicate)

Fire Services	Yes / No	Gas	Yes / No	SA Water	Yes / No
Electricity	Yes / No	Telephone Services	Yes / No		

95-101 Railway Terrace (PO Box 399) Taillem Bend SA 5260
www.coorong.sa.gov.au

T 1300 785 277 F 08 8572 3822 E council@coorong.sa.gov.au



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Method of Dust Control _____

Method of Disposal of Demolished Materials _____

Name and location of authorised dump site for hazardous materials _____

Identification of street trees on plan _____

Public places, footpaths and roads adjoining the site: _____

Any other relevant details _____

Name (owner/builder/demolisher) _____ Signature _____

Date _____

Development Application Form

Development Act 1993 Section 39

OFFICE USE ONLY
DA 571-_____-_____
A/N: _____
P/N: _____



Applicant Details:

Full Name _____ Contact Person _____
Postal Address _____ Suburb _____ Postcode _____
Email _____

Owner Details:

Full Name _____ Contact Person _____
Postal Address _____ Suburb _____ Postcode _____
Email _____

Builder/Supervisor Details:

Full Name _____ Contact Person _____
Postal Address _____ Suburb _____ Postcode _____
Email _____ Licence Number _____

I wish to apply for:
(tick only one)

- Development Approval (Planning & Building)
 Development Plan Consent (Planning ONLY)
 Building Rules Consent (Building ONLY)

- Community group seeking a waiver of fees please turn over to fill in the required form in addition to the details below

Location of Proposed Development:

House Number _____ Lot Number _____
Street Name _____ Township/ Suburb _____
Certificate of title Volume _____ Folio _____

Nature of Proposed Development:

Description of proposed development _____
Existing use of the site _____
Building rules classification – Current _____ Sought _____
Development Cost (excluding fitout costs) \$ _____ Floor area of proposed work - Living (m²) _____ Non-living (m²) _____

Construction Industry Training Board Levy (CITB):

Payable if development requires Building Rules Assessment and exceeds \$40,000. Please refer to www.citb.org.au for further information. A copy of the receipt must be provided to Council. Has the Construction Industry Training Board Levy (CITB) been paid Yes No

Declarations:

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008.

I acknowledge that the assessment of this application will not proceed until all relevant fees have been paid.

Signature _____ Date _____
Applicant / Owner / Agent (Delete whichever does not apply)

Note:

Please ensure all relevant documentation is submitted with the application to avoid assessment delays.
Please note that if your development involves plumbing work or the installation of a septic tank, you will also require approval under the SA Public Health Act 2011.

Community Group

A community group is defined as a non for profit organisation/group or incorporated association, and is located, or active, within the Coorong Council District area, which may lease, licence or have a management agreement with Council or who own land on which the development is proposed.

A Community group may request a waiver of the development application fees where they must meet the applicable criteria as set out below:

Name of Community Group: _____

Has the Community Group/Organisation agreed to this application

YES NO

Community Group Registration:

A) Is the Community Group registered with the Australian Taxation Office (ATO) as a charitable/non for profit organisation?

YES NO

B) Is the Community Group registered with the Office of Fair Trading under either the Associations Incorporation Act or Corporations Act:

YES NO

if yes provide details: _____

C) If none of the above, please provide justification for fee waiver : _____

NOTE: If C applies the decision will be at the determination of the Chief Executive Officer

Cost of Development:

Is the value of the development (development cost) under \$100,000.00: YES NO

Note - If the development is over \$100,000 development, application fees will not be waived. Waives only relate to planning, building and environmental health officer assessment. Referral and public notification fees are not exempt.

Is the proposed development located on:

- Council/Crown land
 Private land

Signature _____ Date _____

Position Held _____

Important Notes:

- The onus is on the applicant to provide truthful information
- Where development is proposed on leased land: some developments may be located or involve activities that require an application to be referred to certain government agencies including development associated with land that is not in direct ownership of Council. If your development application is required to be referred, the assessment process for the application will take approximately 8 weeks longer than an application not requiring a referral.

Mandatory Documentation Required

Pursuant to Schedule 5 of the *Development Regulations 2008*

The term 'Mandatory Documentation' refers specifically to those items considered to constitute the bare minimum level of information required by Council at the time of lodging a development application. Such items include the Development Application form, copy of Certificate of Title, the payment of fees as well as fundamental supporting drawings and other documents.

For **ALL** applications (with plans to be drawn to scale):

- | | |
|--|--|
| <input type="checkbox"/> Completed Development Application Form | <input type="checkbox"/> Site Plan – see below for more details |
| <input type="checkbox"/> Completed Powerline Clearance Declaration Form (if undertaking building work) | <input type="checkbox"/> Elevations (detailing all side i.e. north, south, east, west) |
| <input type="checkbox"/> Fees paid | <input type="checkbox"/> Floor Plan – internal layout of building |
| <input type="checkbox"/> CITB receipt require if development costs is over \$40,000 | <input type="checkbox"/> Building specifications and calculations (if applicable) |
| <input type="checkbox"/> Copy of Certificate of Title (all pages) | |
| <input type="checkbox"/> Waste Control Application (if applicable) | |

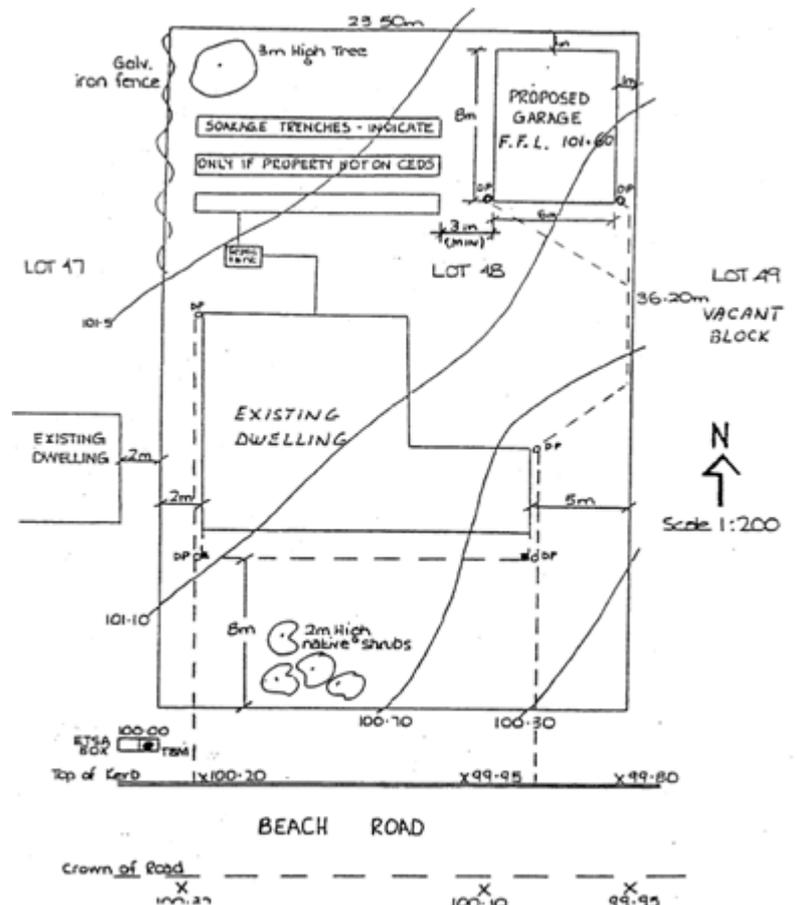
Additional requirements for DWELLINGS and DWELLING ADDITIONS

- Lodgement of a **Septic System Application** for New Dwellings or an **Alteration to Septic System Application** for Dwelling Additions where any alteration/addition to the plumbing is required. All required plans are to be lodged.
- Complete **Building Specifications**
- A copy of the **Builder's Indemnity Insurance** for each building contract exceeding **\$12,000**.

Site Plan requirements

A site plan drawn to a minimum scale of 1:200 (can use aerial photography) and show:

- North point and scale
- Boundaries and dimensions of the site and relevant easements
- Location of all existing buildings and structures, noting what is to be demolished and what is to be maintained.
- **Location of septic tank / aerobic / STEDS tank and soakage areas**
- Details of side drainage and stormwater disposal
- Vehicular access points from adjoining roads onto the land
- Location of existing infrastructure adjacent to the property including street trees, power poles and side entry pits (stormwater drains)
- Existing contours of the land and finished floor levels of proper building work reference to a fixed point
- **Setback distances from buildings and boundaries**
- Cut/fill details and finished floor levels



Site Plan Example

Powerline Clearance Declaration Form

Pursuant to Schedule 5 Clause 2A(1) of the *Development Regulations 2008*

To: Coorong District Council

Date of Application: _____

Location of Proposed Development:

House Number _____ Lot Number _____

Street Name _____ Township/ Suburb _____

Certificate of title Volume _____ Folio _____

Nature of Proposed Development: _____

I _____ being the applicant or 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 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) 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; where the development:

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

Note 5

Information brochures 'Building Safely Near Powerlines' has 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

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 Fees (effective from 1 July 2018)

Pursuant to Schedule 6 of the *Development Regulations 2008*

Lodgement Fees	
Base Fee	\$64.00
Additional lodgement fee if Development Cost > \$5,000 and requires Building Rules Assessment	\$72.00
Additional lodgement fee if development is assessed as non-complying according to Coorong District Council's Development Plan	\$102.00
Staged Consent Fee (if only Development Plan Consent is sought in the first instance)	\$64.00
Certificate of Title (if applicable) <i>may be purchased when lodging a development application</i>	\$40.00
Planning Assessment Fees	
Development Plan Exempt Assessment Fee	\$53.00
Development Cost does not exceed \$10,000	\$39.75
Development Cost over \$10,000 but does not exceed \$100,000	\$109.00
Development Cost over \$100,000 (maximum fee is capped at \$200,000)	0.125% of Development Cost
If the development is determined to be Non-Complying then the following fees are additional:	
Development Cost does not exceed \$10,000	\$54.50
Development Cost over \$10,000 but does not exceed \$100,000	\$130.00
Development Cost over \$100,000 (maximum fee is capped at \$200,000)	0.125% of Development Cost
Referral Fees (if applicable)	
All authorities for Development under \$1,000,000, except below:	\$227.00
All authorities for Development Cost exceeding \$1,000,000	\$379.00
River Murray Minister / EPA Schedule 22	\$379.00
Public Notification Fees (if applicable)	
Category 2 and 3 Public Notification	\$109.00
Category 3 Advertisement Fee	\$523.25
Building Rules Assessment Fees (for assessment against the Building Code of Australia)	
The fee is based on floor area (note <u>minimum</u> fee for Building Rules Assessment):	\$69.50
Class 1, 2 & 4 (Dwelling, including Additions/Alterations)	\$3.08/m ²
Class 3, 5 & 6 (including Office, Shop)	\$4.10/m ²
Class 7 & 8 (Commercial and Industrial, including Dairies)	\$2.71/m ²
Class 7 (Farm Sheds only, excluding Dairies)	\$0.92/m ²
Class 9a & 9c (Health or Ages Care Building)	\$4.65/m ²
Class 9b (Public Assembly Building)	\$4.08/m ²
Class 10 (Non-habitable Building/Structure e.g. carport, garage, retaining walls etc.)	\$0.92/m ²
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	
Application for a Certificate of Occupancy (for Class 2 to 9)	\$45.75
Issue of Schedule of Essential Safety Provisions	\$98.00
Construction Industry Training Board (CITB) Training Levy (to be paid direct at R) Fee required for all building/construction work exceeding \$40,000	0.25% of Development Cost
Application to Install/Alter a Septic Tank System	
For a new Septic System Installation in a New Building	\$468.00
For a new Septic System Installation in an Existing Building	\$348.00
To Alter an Existing Septic System	\$228.00
Additional Cost if Septic Tank Capacity exceeds 5,000L	\$23.70 per additional 1000L