

Planning & Building Consents

➤ The building of a new house will require Development Approval from Council.

An application for your new dwelling is made by submitting a Development Application form, plans, supporting documents and fees to Council for assessment.

Development Approval comprises both:

- Development Plan Consent (Planning Consent); and
- Building Rules Consent (Building Consent)

Application may be made for both consents together or separately.

For further information about the processes that your application will follow please refer to Fact Sheets 4, 11 and 12.

Application can then be lodged at The District Council of Mount Barker, 6 Dutton Road or PO Box 54, Mount Barker.

Development Plan Consent

Development Plan Consent involves the assessment of the plans and associated information contained in an application against the provisions of the Development Plan. It is important to understand that the purpose of this process is to ensure that development;

- results in the appropriate use of the land according to the relevant zone objectives for the area,
- Enhances, and is keeping with the environment and visual qualities of this area,
- Is compatible with the orderly and proper planning of the area and compatible with surrounding development,
- Has minimal adverse impact on the form and character of the locality in which it is situated, and
- Respects the living environment of the nearby residents.

Building Rules Consent

Building Rules Consent involves assessment of the submitted application details for compliance with the Development Act and Regulations, and the Building Code of Australia and other relevant Australian Standards.

In general, the Building Rules cover matters relating to structural adequacy, fire safety, health and amenity, and access for persons with disabilities.

Building Rules Assessment may be undertaken by either Council or a Private Certifier from which Council, as the relevant authority will issue Development Approval.

Any Queries?

As part of Council's continued support for excellent customer service, Council has initiated a Development Services / Lodgement area with general enquiries, a Duty Planning Officer and also a Duty Building Officer, who are available for either counter enquiries or telephone enquiries.

Telephone the Duty Planner or Duty Building Officer on 8391 7200 (Monday to Friday 9am-5pm).





Site Plans simplified

Site plans and elevations identify key points associated with the development approval of new houses and are necessary for planning consent from Council.

1 Energy Efficiency

Council is committed to improving the energy efficiency of new homes to reduce greenhouse gas emissions and minimise peak electricity loads. New homes are subject to energy efficiency requirements contained within the Building Code and Council's Development Plan.

2 Easements

Building work is generally not permitted to be located over easements. If you wish to construct a building over an easement, approval must also be obtained from the authority that has control of the easement. Your certificate of title contains information about the location and nature of easements that may be on your property.

3 Waste Control Systems

In addition to Planning & Building Consent, it may also be necessary to seek Council approval for the installation of a septic tank system. Except in the township of Hahndorf (which is serviced by an SA Water sewer system), all new dwellings require a suitable septic tank system. Generally, septic tanks should be sited at least 2.5 metres from buildings and boundaries. Septic tank requirements should be taken into account in the early design stages of planned developments, particularly on smaller allotments.

4 Water Storage

Tanks used for either water storage or fire fighting capacity must be suitably located. Storage of the water must also be managed carefully.

All New Dwellings over 50 m² are required to have an additional water supply, minimum storage capacity of 1000L, to supplement the mains water, with this plumbed into either a toilet, water heater or, to the cold water outlets in the laundry.

New dwellings within the 'Rural Living' and 'Rural' zones may require a fire fighting tank of 22,000 litres. It should also be noted that the tanks must be manufactured from a non combustible material. Council requires that water tanks be identified on your site plan with details such as the dimensions and details as to how many litres the tank can hold. If you choose to have a larger tank you may require development approval.

Smaller water tanks having a foot print of less than 15m² and a height above natural ground level of less than 4m, may not require development approval in some circumstances. Please contact Council's Duty Planning Officer, should you require further advice.

5 Roof Drainage (Stormwater)

The roof water flowing from all structures should be carried to the street water table or connected to a designated stormwater easement. Roof water may also be discharged into a rainwater tank with the overflow dealt with as above. Stormwater should not be allowed to flow or be discharged onto neighbouring land.

6 Vegetation

As part of your application you need to show all vegetation on the site plan. You also need to indicate whether or not the vegetation is proposed to be retained or removed as part of this application.

Elevation

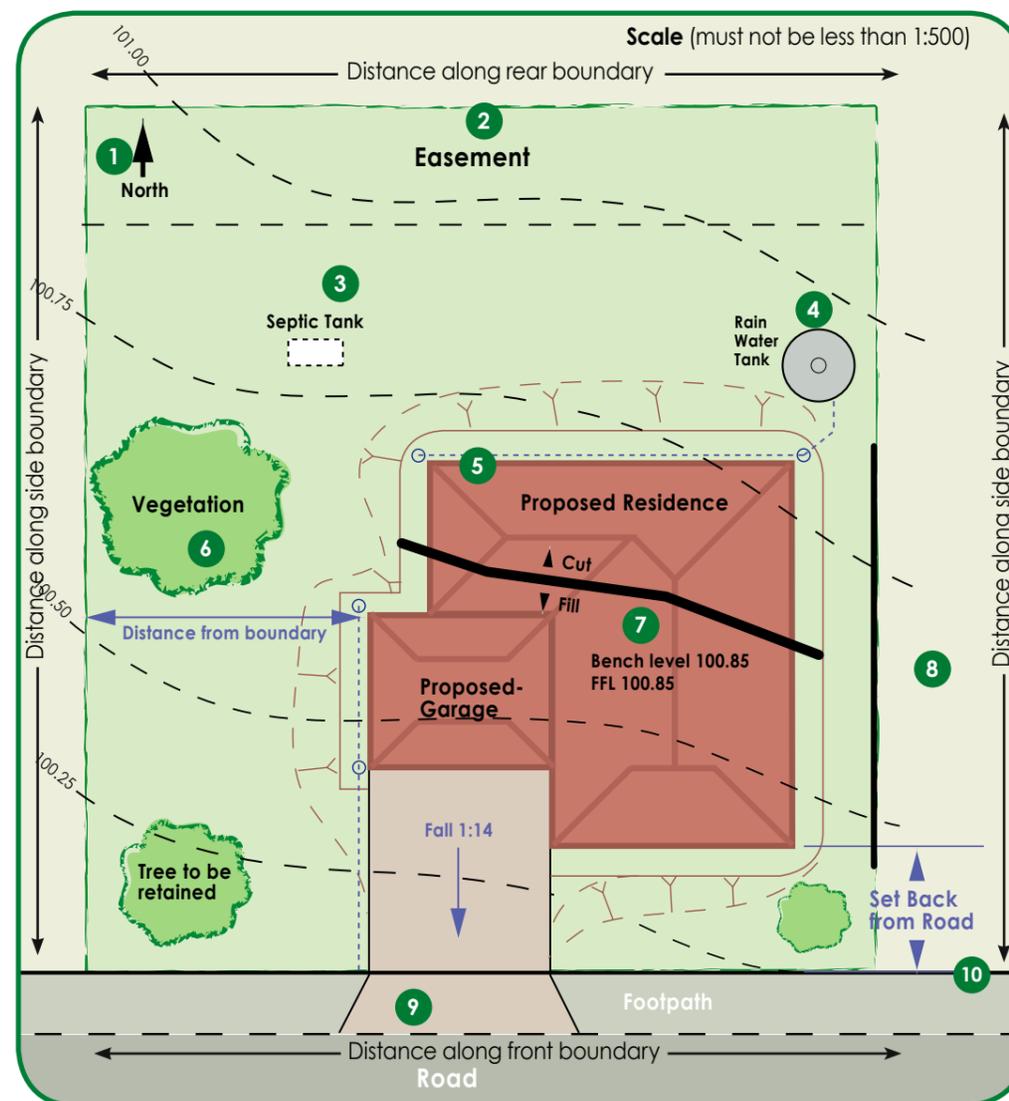
An elevation is a scaled image, usually expressed with lines and shades to convey on paper the appearance of a development proposal. An elevation may be of the front, side or back of a building or structure.

Elevations depicting all sides of a proposed structure are required as part



South Elevation

of a development application, to project to the assessing officer how a proposed structure will look.



7 Excavation/ Site Preparation

Earthworks for the purpose of creating a level site (benching), can have a substantial impact on adjoining properties or the natural landscape.

To illustrate all proposed excavation and associated site works, Council requires that you provide details of the lay of the land. This can be done by marking contours on the site plan and advising of the intended Finished Floor Level (FFL) or alternatively by providing a longitudinal section drawing through the construction including the relative height difference between the Finished Floor Level (FFL) and that of the surrounding natural ground level.

8 Retaining Walls

Retaining walls and batters are physical structures which hold back or support soil where the natural ground level has been altered during site excavation or filling. Development Approval is required when a retaining wall which retains a difference in ground levels exceeding one metre in height is proposed. All Retaining walls regardless of height need to be shown on the plan.

9 Access

All driveways must be designed to comply with the Australian Standards, (in particular AS 2890.1.2004). To ensure that your driveway is in a safe location and that you can access your dwelling/garage without scraping a standard vehicle, Council requires design levels of the proposed driveway to be shown on the site plan. Alternatively, you may provide Council with a longitudinal section of the driveway. When designing your driveway you should also note that all transitions/changes of grade must occur within your allotment.

10 Setbacks

Building setback requirements have been established to provide space between buildings and property boundaries. Such space assists a desired neighbourhood built form to be achieved. Setbacks also enable trees and shrubs to be planted to soften the appearance of the built form. Each zone has different setback requirements to bring about separation of buildings and to provide for open space. Please contact Council's Duty Planning Officer, should you require further advice.

Certificate of Title

A Certificate of Title is a legal document with its own unique volume and folio number, used to identify land and record its ownership. All planning & building applications lodged at Council are required to be accompanied by a recently searched, fully legible copy of the title with a currency of three (3) months or less.

Encumbrances and Land Management Agreements

In some instances, an Encumbrance or Land Management Agreement specifying special planning or building requirements may be registered on the Certificate of Title. These requirements may include the use of certain building materials, fencing designs, distances from boundaries or tree retention.

Want to know more?

Information in this publication is a guide to provide a general understanding of the key points associated with the Development Assessment System. It is recommended that you seek independent professional advice and/or contact The District Council of Mount Barker should you have any specific enquiries or further assistance.