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).
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.

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.

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 tank 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.

Water Storage
Tanks used for either water storage or fire fighting capacity must be suitably located. Storage of water must also be managed carefully. All New Dwellings over 50 m² are required to have an additional water supply, minimum storage capacity of 100L, to supplement the mains water, with this plumbed into either a toilet, water heater or, to the cold water outlets in the laundry.

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.

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.
Checklist for new dwellings

- Completed Development application form
- Application fees
- Copy of Certificate of Title (dated within three months or less)

**Development Plan Consent**

**Site Plan** (A4 or A3 copies, drawn to scale of not less than 1:500)

- Allotment boundaries, dimensions, easements, contours and roads;
- Location and dimensions of all existing and proposed building(s), structures, driveways, fencing, trees, retaining walls and the Waste Control System. All features should be shown relative to site boundaries;
- Plans, specifications and cross sections of earthworks (excavation and/or fill);
- Distance (in metres) between the proposed building(s) and all other buildings on site and all boundaries;
- Method and direction of disposal of roof and storm water;
- Approximate north point;
- Site levels in relation to finished floor levels; and
- The purpose for which any existing building(s) on the site is used and the proposed use of any new building(s) on the site.

**Elevations** (A4 or A3 copies drawn at a scale of not less than 1:100)

- Elevation drawings of all sides of the proposed dwelling;
- All dimensions of proposed building(s) (length, width and height);
- Final proposed exterior colours and materials of construction;
- If adding to an existing building, the elevation is to show the combined appearance; and
- Site level differences from the boundaries of the site.

**Floor Plans** (A4 or A3 copies drawn at a scale of not less than 1:100)

- A floor plan of proposed building(s) and structures showing dimensions, intended use of rooms, existing floor areas (if applicable), window and access arrangements.

**PowerLine Clearance Declaration** (available at www.mountbarker.sa.gov.au)
## Checklist for new dwellings

### Building Rules Consent
- Building Indemnity Insurance Certificate
  (Required for development exceeding $12,000.00)
- Construction Industry Training Levy (CITB)
  (Required for development exceeding $40,000.00)

### Technical Drawings
- Wall and roof framing layouts include racking force bracing, tie down provisions and truss computations if applicable
- Details of structural connections drawn to a scale of not less than 1:20
- Wet area detail and other building rule requirements as necessary

### Specifications
- The building specification lists the materials and workmanship required by the Building Rules to comply with the Development Act and Regulations 1993
- The Master Builders Association or Housing Industry Association standard specifications are satisfactory provided the irrelevant clauses are deleted and they are filled out with the owner, builder and site details
- Details of the construction for bush fire protection (Council may refer your application to the CFS for assessment)
- Demonstrate compliance with the 5 star Energy Efficiency Standards of the Building Code of Australia.

### Engineering
- All new dwellings & additions will require an engineer’s soil investigation and footing report to be provided
- The engineer’s documentation should also state the design wind speed for the site and also include any structural calculations that are necessary (e.g. roof or floor beams, retaining walls, etc).

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**Important Notes:**

Dwellings and dwelling additions within Bushfire Prone Areas (refer Development Plan Maps M18/1 Overlay 3 Enlargements A-K) will require referral to the Country Fire Service. A $167.00 referral fee will be required in addition to standard application fees.