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**

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 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.

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 the kitchen, water heater or, to the cold water outlet in the laundry. Septic tank requirements at least 2.5 metres from buildings and to the stormwater drain (which is serviced by an SA Water installation of a septic tank system. To seek Council approval for the Consent, it may also be necessary to 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.

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 to be retained or removed as part of this application.

7. **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.

8. **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.

9. **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 queries or further assistance.