

The following information is considered to be the **minimum level of information** required for lodgement of a Development Application with the Renmark Paringa Council. If you do not have all of the information listed then the application may not be accepted for lodgement or may be delayed unnecessarily.

Please provide **3 copies** of all of the below listed information upon lodgement of your Development Application (which must **include a reduced set of A3 plans**).

TYPE OF DEVELOPMENT	INFORMATION REQUIRED																							
	Development Application Form	Demolition Application Form	Power line Clearance Declaration	Certificate of Title	Application fee	Site Plan	Floor Plan	Elevations	Storm water drainage plan/details	Engineers Report	Manufacturer's Specifications	Energy Efficiency Report	Wall & Roof Framing details	Site Works	Landscape Plan	Land Use Description	Hours of Operation / number of employees	Signage Details	CITB levy	Indemnity Insurance	Fire Safety Requirements	On-Site Wastewater Works Application	Application for Works on Council Land	
	✓ required	1	2	3	4	4	5	6	7	8	9	10	11	12	13	14	15	16	17					
Single storey dwelling / or addition	✓		✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓					✓	✓		✓	•
Multiple storey dwelling / or addition	✓		✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓					✓	✓		✓	•
Multiple dwellings	✓		✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓					✓	✓	✓	✓	•
Habitable outbuilding (granny flat)	✓		✓	✓	✓	✓	✓	✓	✓	✓		✓	•	✓						•	•	•	✓	•
Carport / Verandah	✓		✓	✓	✓	✓		✓	✓	•	✓		•	•		•				•	•			
Garage / Shed	✓		✓	✓	✓	✓	•	✓	✓	•	✓		•	•		•				•	•			
Shade Structure/Greenhouses	✓		✓	✓	✓	✓		✓	✓	•	✓		•							•	•			
Solar Panels	✓		✓	✓	✓	✓		✓		✓										•	•			
Swimming Pool & Spa	✓		✓	✓	✓	✓				✓	✓			•						•	•			
Fence / Retaining Wall	✓			✓	✓	✓		✓		•	•			•						•	•			
Timber Decking	✓		✓	✓	✓	✓		✓		•	✓									•	•			
Commercial / Industrial	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	•	✓	✓	✓	✓	✓		•	•	•	•	•
Signage	✓		✓	✓	✓	✓		✓		•			•							✓	•		•	•
Change of Land Use	✓			✓	✓	✓	✓		•						•	✓	•	•						
Demolition	✓	✓	✓	✓	✓	✓	•			•										•	•			
Internal building work	✓			✓	✓	✓	✓	•		•	•		•			•	•			•	•		•	
Implement/Farm/Storage Shed	✓		✓	✓	✓	✓	✓	✓	✓	•	✓		✓	•						✓	✓	✓		

Council may request information which is not listed above. The above information is designed to act as a guide for providing the basic information required to lodge a Development Application with Council and does not limit the type of information Council can request.

If you need further clarification of any of the above then please contact Council's Development Officers on 8580 3000.

EXPLANATORY NOTES & REQUIREMENTS:

1. Powerline Clearance Declaration

A requirement of the Electricity Act is that Council refer all applications (excluding fencing and demolition) to the Technical Regulator to ensure that adequate separation from powerlines is provided unless a declaration is made which states that the proposed development is in accordance with the Act.

2. Certificate of Title

All applications require the lodgement of a Certificate of Title. Council requires the Title as it provides confirmation of ownership, property boundary detail and detail of easements and/or encumbrances.

Please ensure that the Certificate of Title is no more than 12 months old and includes a plan diagram of the subject parcel of land. (A Certificate of Title can be purchased from www.sailis.sa.gov.au)

3. Site Plan

The following details must, as a general rule, be provided on a properly scaled site plan, drawn to a scale of 1:100 or 1:200:

- all boundaries of the site including all measurements and site area
- any easements covering the property
- north point and scale
- plan of all existing buildings and a description of their respective uses
- plan outlining the proposed work showing distances to boundaries and other buildings located on the property
- details of site drainage and roof/stormwater disposal
- existing and proposed landscaping together with a landscaping schedule showing new planting species
- location and nature of retaining walls
- vehicular access points (driveways) from adjoining roads onto the land
- car parking spaces for occupants and visitors including the method of delineation and surfacing
- location of existing street trees adjacent to the property
- the type, height and construction of boundary and internal fencing
- existing contours of the land and finished floor levels of proposed building
- location of any septic tank system, including soakage areas

4. Floor Plan and Elevations

The following details must, as a general rule, be provided on a properly scaled site plan, drawn to a scale of 1:100:

- dimensions of overall building and individual rooms
- internal floor layout (existing and proposed) including use of each area
- external building materials, colours and finishes
- window/door openings (including location & size)
- roof and ceiling heights, including roof pitch
- section plan

5. Engineer's Report

The engineer's report will include details of the site soil testing and requirements for the installation of any footings.

6. Manufacturer's Specifications

These specifications outline the design and construction methods required for the proposed building/structure.

7. Energy Efficiency Report

All new homes, extensions and commercial buildings must meet the minimum energy efficiency requirements prescribed in the Building Code of Australia.

An energy efficiency assessment must be undertaken to determine compliance with the requirements.

8. Wall & Roof Framing details

Manufacturers truss calculations, truss layout, design and fixing, bracing and wall framing details will be required for any building which includes the use of roof trusses.

9. Site Works

Council may request a site works plan if earthworks are proposed which are likely to significantly raise or lower the natural ground level.

10. Landscape Plan

A landscape plan should include detail of all hard and soft landscaping proposed, as well as provide details of proposed species and estimated height of soft landscaping. A landscaping plan will be requested for all new dwelling applications and commercial applications.

11. Land Use Description

All commercial, industrial or change in use applications will require an existing land use description to be submitted. Some domestic applications (e.g. garages, sheds) may also require details of the existing and/or proposed use.

12. Signage Details

Council will require details of signage if the application includes new signage or changes to existing signage. Adequate "signage detail" would include measurements of the sign, details of proposed illumination (including rate or change of messages, transitions, colours), details of fixing and proposed colours, etc.

13. CITB Levy

If the nominated cost of Development is greater than \$40,000 then the project owner is responsible for paying the Construction Industry Training Levy (@ 0.25% of the development cost). This levy is paid through the Construction Industry Training Board (via www.citb.org.au) and receipt of payment must be submitted at the time of lodgement.

14. Indemnity Insurance

A certificate of Building Indemnity Insurance must be provided when a person licensed under the Building Work Contractors Act 1995 has been engaged to carry out residential construction work with a contract value greater than \$12,000.

15. Fire Safety Requirements

All commercial type buildings are required to have Essential Safety Provisions e.g. exit signs, fire extinguishers etc.

16. On-Site Wastewater Works Application

If a proposed development includes the installation/addition/alteration of any plumbing works or waste control system, a separate application will need to be lodged for assessment.

Further information can be found at www.renmarkparinga.sa.gov.au.

17. Application to Undertake Works on Council Land

If a proposed development includes the installation/construction of driveways, crossovers and stormwater pipes through Council infrastructure (footpaths, kerbing, etc.), or the installation of a new CWMS effluent connection point, a separate application will need to be lodged for assessment.

Further information can be found at www.renmarkparinga.sa.gov.au.