GUIDE FOR APPLICANTS: Submitting an application for approval of development outside council areas

Amended Title page
/Delete: Planning SA, Primary Industries and Resources SA
Department of Planning and Local Government

Page 5
What are the rules?
Amended 4th paragraph:
Depending on the type of development, approval is normally granted after obtaining various ‘consents’. In most cases, development plan consent (planning consent) and building rules consent (building consent) must be obtained before Development Approval is granted. If the Building Rules do not apply to the proposed development, much of the information specified in this brochure will not be required. A private certifier may be engaged to undertake the Building Rules assessment, or the Commission can undertake the assessment and issue the building consent.

Page 6
Amended Fees payable
Fees are payable for application for a development plan consent, a building rules consent and for development approval. The fees are as prescribed in Schedule 6 of the Development Regulations 2008. Assessments will not commence until the relevant fees have been paid to the Commission.

Construction Industry Training Fund Levy: Regulation 79 applies
Amended 2nd paragraph:
The legislation states that the relevant authority ‘must not grant building rules consent unless it is satisfied that the levy has been paid’.

Amended 4th paragraph:
The project owner must complete a form and forward the form with the levy payment to the Construction Industry Training Board or a collection agency. Alternatively, the levy payment can be made online at www.citb.org.au and a copy of the receipt sent to the Commission.

Amended 5th paragraph:
It is necessary for the applicant to forward a copy of the form, showing receipt of payment, to this office, so that building rules consent may be granted.

Building Indemnity Insurance: Regulation 21 applies
Amended 2nd paragraph:
Where the domestic building work contract for that building work has been entered into before the lodgement of an application for building rules consent under section 33(b) of the Act; or the domestic building work is to be performed by a builder on the builder’s behalf, the certificate of insurance is to be lodged at the same time as the application for building rules consent is lodged under these regulations.
Amended footnote:
Denotes the documents required to be lodged with the Development Application when only a development plan consent is sought.

Insert New diagram – Roof Framing Plan

Amended Services
Gas water heater has an Energy Rating label of 5 stars – OK

Insert Lighting
For Class 1a, 5 w/m² is allowed.

Example of lighting calculation:

<table>
<thead>
<tr>
<th>Room name</th>
<th>Area (m²)</th>
<th>Wattage of globes</th>
<th>Number of globes</th>
<th>Total w/m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedroom 1</td>
<td>12</td>
<td>25</td>
<td>2</td>
<td>50/12 = 4.16</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>10</td>
<td>25</td>
<td>2</td>
<td>50/10 = 5</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>10</td>
<td>25</td>
<td>2</td>
<td>50/10 = 5</td>
</tr>
<tr>
<td>Bathroom 1</td>
<td>6</td>
<td>25</td>
<td>1</td>
<td>25/6 = 4.16</td>
</tr>
<tr>
<td>Kitchen/Dining</td>
<td>22</td>
<td>25</td>
<td>4</td>
<td>100/22 = 4.54</td>
</tr>
<tr>
<td>Laundry</td>
<td>5</td>
<td>25</td>
<td>1</td>
<td>25/5 = 5</td>
</tr>
<tr>
<td>Living room</td>
<td>32</td>
<td>25</td>
<td>6</td>
<td>150/32 = 4.68</td>
</tr>
<tr>
<td>Study</td>
<td>10</td>
<td>25</td>
<td>2</td>
<td>50/10 = 5</td>
</tr>
<tr>
<td>Bathroom 2</td>
<td>5</td>
<td>25</td>
<td>1</td>
<td>25/5 = 5</td>
</tr>
<tr>
<td>Garage</td>
<td>30.57</td>
<td>25</td>
<td>4</td>
<td>100/30.57 = 3.27</td>
</tr>
</tbody>
</table>

For example, a living room with a floor area of 32m² could have six (6) light fittings, each housing a 25 watt globe, in order comply with the requirements.

Calculation:
25 W x 6 globes = 150 Watts
150 W / 32 m² = 4.68 W/m²
4.68 < 5 W/m² therefore OK

Amended Note: An energy rating assessment report should result in a 6-star or higher energy rating.

While the Development Assessment Commission is an independent authority, it is provided with advice and administrative support by the Department of Planning and Local Government.