

# DEVELOPMENT APPLICATION FORM



CLARE & GILBERT  
VALLEYS COUNCIL

4 Gleeson Street CLARE SA Telephone: (08) 8842 6400  
Email: admin@cgvc.sa.gov.au www.claregilbertvalleys.com.au

Please use block letters and black or blue ink so  
that photocopies can be made of your application

## OFFICE USE ONLY

DEVELOPMENT NUMBER: 433/...../.....

REGISTERED DATE: ...../...../.....

Valuation No:.....

Previous Development No:.....

## Please Note: an asterisk \* denotes mandatory fields

### What are you applying for:

Development Plan Consent (Planning Only) ☐ Building Rules Consent ☐ Full Development Approval ☐

Will the Building Rules be Privately Certified Y / N Private Certifier's Name:.....

### \* APPLICANT'S Name:

(Please note that all correspondence will be addressed to the Applicant)

Post Address:

Phone:

Email:

### \* OWNER'S NAME

Postal Address:

Phone:

### \* BUILDER'S Name:

Licence No:

Postal Address:

Phone:

Email:

Fax:

### \*Contact Person for Further Information: (include postal address if different to applicant)

Name:

Address:

Phone:

Email:

Fax:

### \* What is the land currently used for: (i.e. shop, office, vacant land, residential)

### \* Nature of the proposed development: (i.e. dwelling, verandah, shed - for sheds, please include list of items to be stored)

### \*LOCATION OF PROPOSED DEVELOPMENT: Lot No.: FP/DP/CP:

Street No.:

Street Name:

Town:

Section No. (full/part):

Hundred:

Volume:

Folio:

### \* Do any easements, rights of way, LMA, encumbrances, etc affect the land: Yes / No .....

If yes, what is the nature of the restriction (i.e. SA Water easement, CED line, Stormwater) .....

### BUILDING RULES CLASSIFICATION

Present Classification: ..... Classification sought: .....

If Class 5, 6, 7, 8 or 9 classification is sought state the proposed number of employees Male:..... Female:.....

If Class 9a or 9c classification is sought, state the number of persons for whom accommodation is provided :.....

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises:.....

### \* COST OF PROPOSED DEVELOPMENT (inclusive GST, not including fit-out costs): \$

### HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 2008 LEVY BEEN PAID? YES ☐ NO ☐

### HAS THE ELECTRICITY DECLARATION FORM BEEN SIGNED? YES ☐ NO ☐

I acknowledge that copies of this application and supporting documentation may be provided to other persons in accordance with the Development Act 1993. I confirm that this development will not contravene the requirements of any encumbrance, land management agreement or easement.

Signature: .....

Please tick: Owner ☐ Applicant ☐ Builder ☐

Date:...../...../.....

### FEES

PLANNING: \$.....

BUILDING: \$.....

OTHER: \$.....

CAT 2 /3: \$.....

SEPTIC: \$.....

### RECEIPT NO.

.....

.....

.....

.....

.....

**Development fees as per Schedule 6 of the Development Regulations 2008**

Nature of Fee		Code	As at 1 July 2019	Amount	Receipt
<b>Lodgement</b>					
If the development cost is up to \$5,000		<b>L1</b>	\$67.00		
If the development cost is over \$5,000		<b>L2</b>	\$142.50		
If the development is Non-complying add		<b>L3</b>	\$107.00		
If this is a secondary lodgement (i.e. building approval separate to planning approval, Private Certifier Fee), add:		<b>SL</b>	\$67.00		
<b>Schedule 1a Application Fee (Building Rules Only)</b>		<b>PS1</b>	\$55.50		
<b>Certificate of Title Search (if Certificate not supplied)</b>		<b>CTS</b>	\$39.00		
<b>Swimming Pool Lodgement Fee</b>		<b>L4</b>	\$200.00		
<b>Planning Consent</b> <i>Maximum Assessment Fee is \$200,000</i>					
<b>Complying</b>			\$0.00		
<b>Consent</b>	Dev cost up to \$10,000	<b>P1</b>	\$41.75		
	Dev cost between \$10,000 - \$100,000	<b>P2</b>	\$114.00		
	Dev cost over \$100,000	<b>P3</b>	cost x 0.125%		
<b>Non Complying</b>	Dev cost up to \$10,000	<b>NC1</b>	\$57.00		
	Dev cost between \$10,000 - \$100,000	<b>NC2</b>	\$137.00		
	Dev cost over \$100,000	<b>NC3</b>	cost x 0.125%		
<b>Notification</b>	Category 2 public notification	<b>PN</b>	\$114.00		
	Category 3 public notification (GST inc.)	<b>PN1</b>	\$460.00		
<b>Non Complying additional cost</b>			\$137.00		
<b>Referral to Government Agencies</b> (if Dev cost is less than \$1,000,000)		<b>RF</b>	\$238.00		
<b>Referral to Government Agencies</b> (if Dev cost is more than \$1,000,000)		<b>RF1</b>	\$398.00		
– Transport SA					
– DEH (Heritage SA)					
– CFS					
– NRM/DWLBC					
– EPA (Schedule 21)					
– EPA (Schedule 22)					
Other			\$398.00		
<b>Total Planning</b>					
<b>Building Consent</b> <i>(GST inc.)</i>					
Class 1, 2 & 4 ( <i>Detached dwelling/additions, apartment building, habitable outbuilding, multiple dwelling</i> )		<b>B1</b>	____ m <sup>2</sup> x \$3.23		
Class 3, 5 & 6 ( <i>Boarding house, offices, hotels and shops</i> )		<b>B1</b>	____ m <sup>2</sup> x \$4.30		
Class 7 & 8 ( <i>Sheds, warehouse, factories</i> )		<b>B1</b>	____ m <sup>2</sup> x \$2.85		
Class 9a & 9c ( <i>Institutional buildings</i> )		<b>B1</b>	____ m <sup>2</sup> x \$4.88		
Class 9b ( <i>Assembly buildings</i> )		<b>B1</b>	____ m <sup>2</sup> x \$4.28		
Class 10a ( <i>Garages, verandahs</i> )		<b>B1</b>	____ m <sup>2</sup> x \$0.96		
Class 10b ( <i>Swimming pools, fence, antenna, signs, rainwater tanks, special structures, freestanding walls</i> )		<b>B1</b>	____ m <sup>2</sup> x \$0.96		
<b>Minimum</b>			<b>\$73.00</b>		
If the application is for a <b>Demolition</b>		<b>B1</b>	\$73.00		
If the application is for a <b>Change of Classification</b>		<b>B2</b>	80% x class fees		
<b>Certificate of Occupancy</b> is required for applications 1b - 9		<b>CO</b>	\$48.00		
<b>Essential Safety Provisions</b> are required		<b>ESP</b>	\$103.00		
Application vary a building rules consent		<b>MRB</b>	\$167.00		
<b>Application to extend the application approval</b> (Regulation 48)		<b>EC</b>	(GST ex) \$107.00		
<b>Total Building</b>					
<b>Waste Water (Septic) Consent</b>					
Transportable Dwelling	– (connected to CWMS)	<b>STDC</b>	\$478.00		
	– (not connected to CWMS)	<b>STD</b>	\$365.00		
Permanent Dwelling	– (connected to CWMS)	<b>SPDC</b>	\$604.00		
	– (not connected to CWMS)	<b>SPD</b>	\$491.00		
Alter a Septic Tank System		<b>SA</b>	\$239.00		
CWMS Connection		<b>CWMS</b>	\$113.00		
Additional Inspection		<b>S1</b>	\$126.00		
			<b>Total Combined</b>		

**Fees will change as at 1 July 2019**



# DEVELOPMENT APPLICATION CHECKLIST

FOR FULL DEVELOPMENT CONSENT

**PLEASE (✓) Tick where information is provided & (N/A) to be used where not applicable**

DETAILS	APPLICANT CHECK	COUNCIL CHECK/COMMENTS
<b>1. APPLICATION FORM</b>		
- All details filled out on application form		
- Signed and Dated by applicant/owner		
- Copy of Certificate of Title		
- Application Fees paid		
- Three copies of Plans provided		
<b>2. SITE PLAN QUICK CHECK</b>		
- Plan drawn to scale		
- Lot Number		
- Street Name		
- Scale shown		
- North Point		
- Lot dimensions		
- Easement/s		
- Location of Proposed Building		
- Location of Existing Buildings		
- Building Setback distances		
- Setback distances from Front Boundary and Rear Boundary		
- Setback distances from all side Boundaries		
- Stormwater disposal		
- Contours		
- Finished Floor & Bench Levels (FFL/FBL)		
- Cut and Fill line		
- Angle of batter (where applicable)		
- Retaining wall(s) position & height details		
- Location of trees		
- Trees to be removed		
- Car parking		
- Driveway		
- Septic tank/irrigation area		
- Landscaping		
<b>3. FLOOR PLAN – SCALE 1:100 MIN</b>		
- All applicable dimensions (overall, rooms etc)		
- Location and sizes of windows and door openings		
- Brick pier sizes and reinforcement		
- Control joint locations in masonry walls		
- Location of smoke alarms		
- Location and sizes of window and door openings		
<b>4. ELEVATIONS &amp; SECTIONS – SCALE 1:100 MIN</b>		
- Natural soil profile		
- Heights and ceiling levels		
- Type of roof cladding		
- Type of outer wall cladding		
- Control joints		
- Roof pitch		
- Location and sizes of window and door openings		
<b>5. FOOTING LAYOUT PLAN – SCALE 1:100 MIN</b>		
- Beam locations		
- Pier locations (if applicable)		
- Cut and fill line		
- Footing beam dimensions		
- Reinforcement specifications		
- Ligature size and centres		
- Concrete slab thickness		
- Concrete slab reinforcement		
- Footing on boundary details		
<b>6. TIMBER FRAMING PLAN – SCALE 1:100 MIN</b>		
- Wall and roof framing layout, nominating all member sizes		

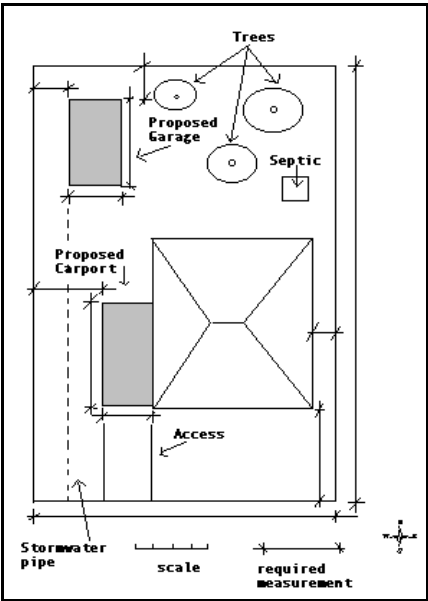
and positions		
- Wall bracing details and tie down details, in accordance with the designated wind speed		
- Roof truss layout and manufacturer's bracing and tie down specifications (where roof trusses are used)		
- Floor framing design and member sizes		
- Lintel sizes and locations		
- Specify types and stress grades of timbers		
<b>7. STEEL FRAMING PLAN – MIN SCALE 1:100</b>		
- Steel framing details including Specifications of Materials		
<b>8. REPORTS</b>		
- Engineering Specifications		
- Site classification, soil report and footing recommendation		
- Energy Efficiency Report / Energy Consumption Report		
- Glazing Calculations		
<b>9. OTHER</b>		
- External Colour Schedule		
- No. of Employees		
- No. of car parking spaces		
- Copy of Construction Industry Training Levy (CITB) Payment Form (for all development >\$40,000)		
- Copy of building indemnity insurance certificate (for all domestic building projects where development >\$12,000)		

4 Gleeson Street CLARE SA 5453

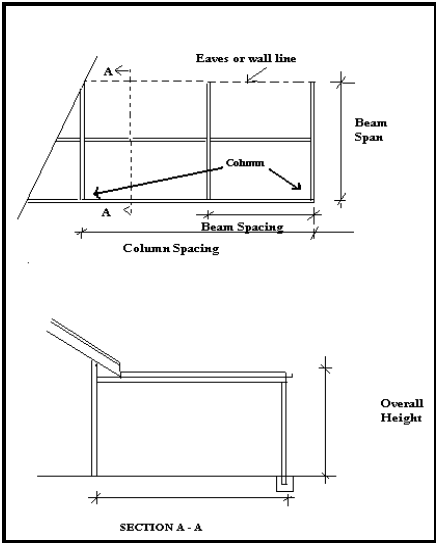
Phone: (08) 8842 6400

admin@cgvc.sa.gov.au

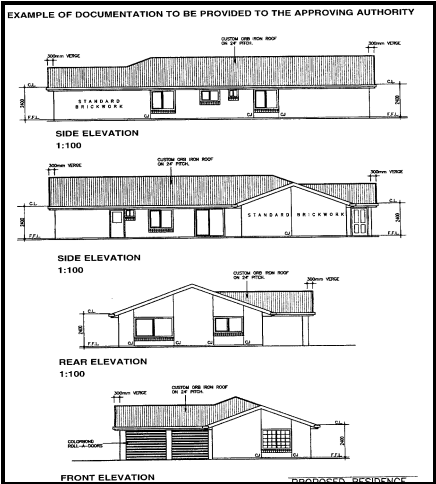
Example of a Site Plan



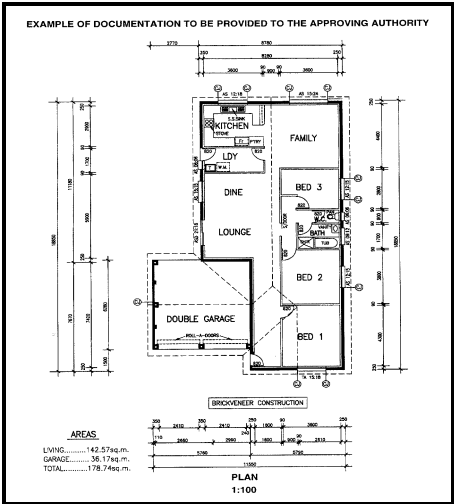
Example of Specification Details Eg. Carport



Example of Elevations Plans



Example of Floor Plan



## CLASSIFICATION OF BUILDINGS

**Buildings are classified as follows:-**

- Class 1:** one or more buildings which in association constitute -
- a) **Class 1a** - a single dwelling being
    - I. a detached house; or
    - II. one or more attached dwellings, each being a building separated by a *fire-resisting wall*, including a row house, terrace house, town house or villa unit; or
  - b) **Class 1b** - a boarding house, guest house, hostel or the like with a total *floor* area not exceeding 300m<sup>2</sup> and in which not more than 12 persons would ordinarily be resident, which is not located above or below another dwelling or another Class of building other than a *private garage*.
- Class 2:** a building containing two or more *sole-occupancy units* each being a separate dwelling.
- Class 3:** a residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including-
- a) a boarding house, guest house, hostel, lodging house or backpackers accommodation; or
  - b) a residential part of an hotel or motel; or
  - c) a residential part of a *school*; or
  - d) accommodation for the aged, disabled or children; or
  - e) a residential part of a *health care building* which accommodates members of staff.
- Class 4:** a dwelling in a building that is Class 5,6,7,8, or 9 if it is the only dwelling in the building.
- Class 5:** an office building used for professional or commercial purposes, excluding buildings of Class 6,7,8 or 9.
- Class 6:** a shop or other building for the sale of goods by retail or the supply of services direct to the public including-
- a) an eating room, cafe, restaurant, milk or soft-drink bar; or
  - b) a dining room, bar, shop or kiosk part of a hotel or motel; or
  - c) a hairdresser's or barber's shop, public laundry or undertaker's establishment; or
  - d) market or sale room, showroom, or *service station*.
- Class 7:** a building which -
- a) is a public carpark; or
  - b) is for storage **OR** display of goods or produce for sale by wholesale (including Sheds)
- Class 8:** A laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale or gain.
- Class 9:** a building of a public nature -
- a) **Class 9a** - a *health care building*, including those parts of the building set aside as a laboratory: or
  - b) **Class 9b** - an *assembly building*, including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other parts of the building that are of another Class.
  - c) **Class 9c** - a residential health care building, a building where multi-care level facilities are provided.
- Class 10:** a non habitable building or structure -
- a) **Class 10a** - a non-habitable building being a *private garage*, carport, shed (where such structure is capable of accommodating not more than 3 vehicles), or the like; or
  - b) **Class 10b** - a structure being a fence, mast, antenna, retaining or free-standing wall, *swimming pool*, or the like.

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### THINGS YOU NEED TO KNOW...

#### COMMISSIONER OF HIGHWAYS (TSA)

If a new access is required adjacent to a main road or arterial road, which is serviced by Department of Transport (Energy & Infrastructure), the Council is required to refer your application. A referral fee is required to be paid upon lodgement of your application.

#### HERITAGE SA

Development to be undertaken which will directly affect a heritage place, or development which in the opinion of the relevant authority materially affects the context within which the heritage place is situated, the Council is required to refer your application to the Department of Heritage & Environment. A referral fee is required to be paid upon lodgement of your application.

#### ENVIRONMENT PROTECTION AUTHORITY (EPA)

Depending on the effect that the existing/proposed development may have on the environment and/or current license requirements, Council believes that the EPA is required to make comment.

#### NATIVE VEGETATION

Work that requires the removal of any native vegetation may require the approval of the Native Vegetation Council (NVC). It is recommended that you contact the NVC on 81 244 744 for further information regarding this.

#### DEPARTMENT OF WATER LAND & BIODIVERSITY CONSERVATION

Development to be undertaken which will affect a water course or catchment area will require referral to the Department of Water Land & Biodiversity Conservation.

be energy safe

# Building safely near powerlines

Office of the Technical Regulator



## Before you build near powerlines

Before starting work on a building, you need to consider:

- the type of powerlines near the proposed building or structure e.g. aerial, underground, high or low voltage
- the amount of swing or sag of overhead powerlines
- the location of the building or structure in relation to the powerline – allow enough space for a safe work environment, future structures or scaffolds, and trees.

Scaffolding is considered a structure. When designing a building you should allow for the width of any scaffold you may need to erect. This is to ensure that the scaffold can be positioned in a way that legal clearance distances are met.

## Safe clearance distances

Minimum safe clearance distances between buildings or structures and powerlines are set out in the *Electricity (General) Regulations 2012*. These distances are legal requirements and must be maintained at all times.

If a fence, sign or notice is lower than 2 metres, it may be exempt from minimum clearance distances. It must not restrict safe access to powerlines for repair and maintenance. You may need to install gates to allow trucks to access the powerlines. Always check with ElectraNet when considering fencing near transmission lines.

Locating a swimming pool under any powerline is not recommended.

The clearance distance, and how it is measured, depends on the voltage and type of powerline. Image 1 and 2 provide a general identification guide to determine the voltages of powerlines.

Image 1: Typical powerlines in built up areas

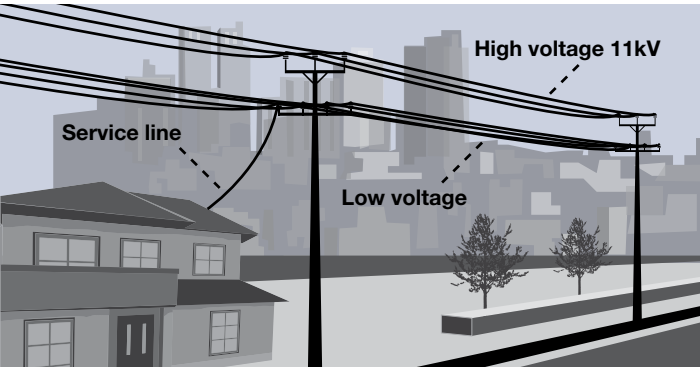
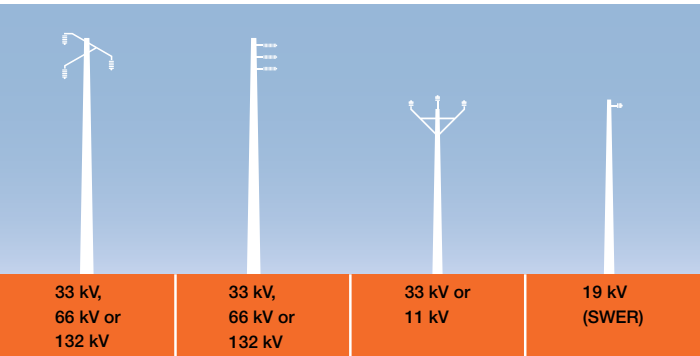


Image 2: Common powerlines in South Australia



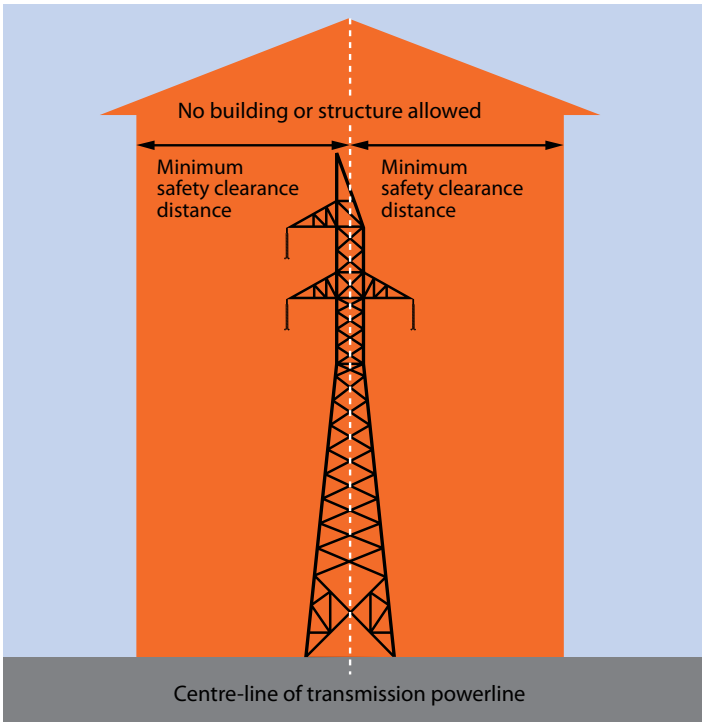
## Transmission powerlines – 132kV or higher

When building near high voltage transmission powerlines (132 kV or higher), the minimum safety clearance distance is measured horizontally from the centre line of the transmission powerline.

Table 1: Minimum safety clearance distances from the centreline of transmission powerlines

Transmission line voltage	Minimum clearance
275 kV	25 metres
132kV (except single pole lines)	20 metres
132kV (single pole lines)	15 metres

Image 3: Minimum safety clearance distance for transmission lines



## Aerial distribution powerlines – 66kV or lower

Clearance distances are measured from the point of maximum swing or sag of the powerlines. To determine the safe clearance distance from aerial distribution lines (66 kV or lower), refer to Table 2 and Image 4.

If you need to relocate or insulate the powerlines, the associated costs and work should be negotiated with the electricity network operator, usually SA Power Networks, before starting construction. Construction work must not proceed inside the minimum safety clearance distance until the powerlines are relocated.

Further information on powerlines and their sag and swing is available from SA Power Networks, the Office of the Technical Regulator or by visiting [sa.gov.au/energysafe](http://sa.gov.au/energysafe).



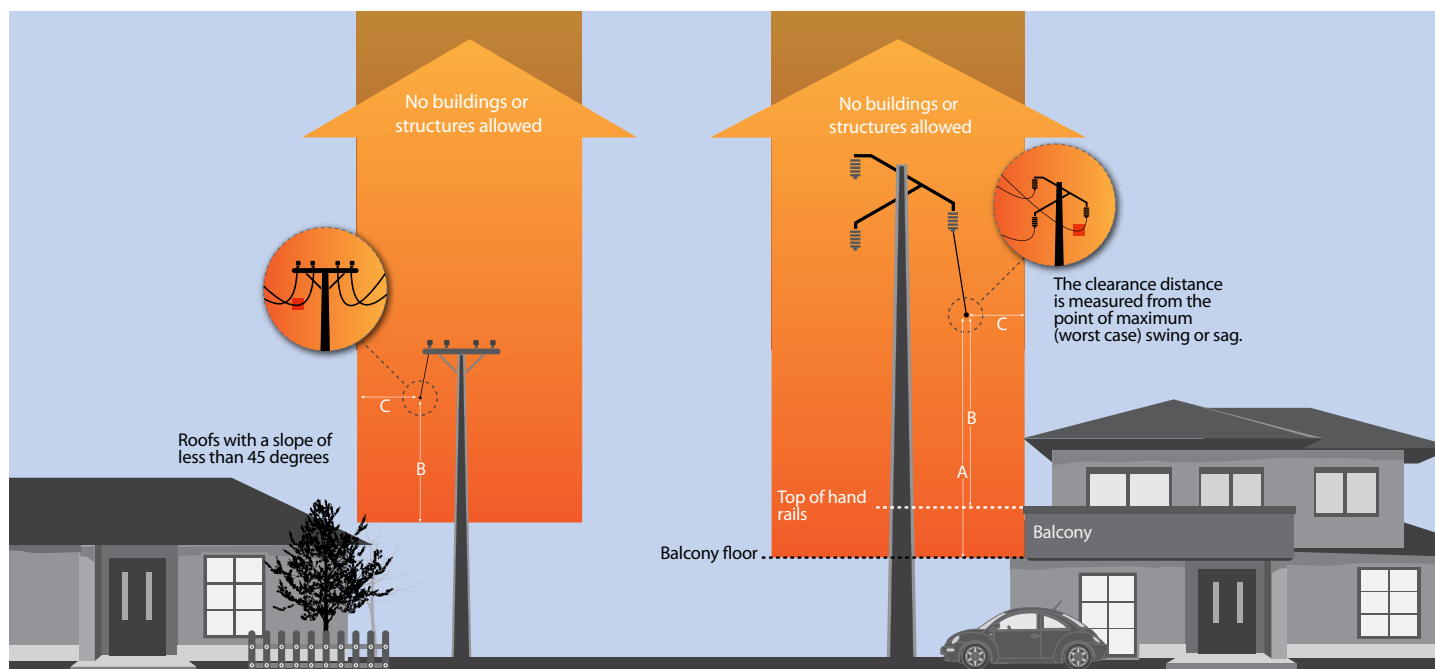
Table 2: Minimum safety clearance distances (in metres) from the nearest conductor at maximum swing and sag for distribution powerlines

Voltage	Up to and including 1 kV		Above 1 kV		Above 1 kV up to and including 33 kV	66 kV
Conductor type	Insulated	Bare	Insulated with earthed screen	Insulated without earthed screen	Bare or covered	Bare
<b>Dimension A</b> – Vertically above those parts of a building or structure normally accessible to persons.	2.7 m	3.7 m	2.7 m	3.7 m	5.5 m	6.7 m
<b>Dimension B</b> – Vertically above those parts of a building or structure not normally accessible to persons but on which a person can stand.	0.1 m	2.7 m	2.7 m	2.7 m	4.7 m	5.5 m
<b>Dimension C</b> – In horizontal direction from those parts of a building or structure normally accessible to persons or that is not normally accessible to persons but on which a person can stand.	0.1 m	1.5 m	1.5 m	1.5 m	3.1 m	5.5 m
<b>Dimension D</b> – In any direction from those parts of a building or structure not normally accessible to persons.	0.1 m	0.6 m	0.1 m	0.6 m	2.5 m	4.5 m

#### Notes for Table 2

- Vertical dimension A applies, for example, to balconies, terraces, walkways, bridges and scaffolds.
- Vertical dimension B applies in relation to structures such as roofs with a slope of less than 45°, parapets wider than 0.1 metre, pergolas and carports.
- Horizontal dimension C applies to the same structures as A and B.
- Radial dimension D applies in relation to structures such as roofs with a slope of 45° or more and light poles.
- Your development must achieve either the appropriate horizontal or vertical clearance distance from the worst case position of the powerline to be compliant.
- Powerlines (particularly 19 kV SWER, 33 kV and 66 kV) can sag considerably under high temperatures and loads, and also swing when it is windy. At mid span, a powerline will swing and sag much more than in areas near the pole.
- The clearance distance is measured from the worst case swing and sag point. This may need to be calculated by SA Power Networks. SA Power Networks may charge a fee for this service.

Image 4: Minimum safety clearance distances for buildings from powerlines



## Planning approvals and powerlines

All development applications submitted to councils must include an Electricity Act Declaration Form, signed by the development applicant, acknowledging the development plans comply with prescribed clearance requirements.

It is the applicant's responsibility to ensure that the requirements of the *Electricity Act 1996* are being met.

The council is not obligated to check the clearance distances to powerlines in your plans. Planning and development approvals issued by a council do not mean that the building plan complies with the minimum clearance requirements prescribed by the regulations.



## Underground powerlines

Before excavating in areas with underground powerlines, you must contact SA Power Networks to find out the exact location and the type of the underground powerline.

Dial Before You Dig ([www.1100.com.au](http://www.1100.com.au)) is a referral service that can help with obtaining information on the location of underground powerlines and other services.

Minimum safety clearance distances must be met when building close to underground powerlines, as shown in image 5 and table 3.

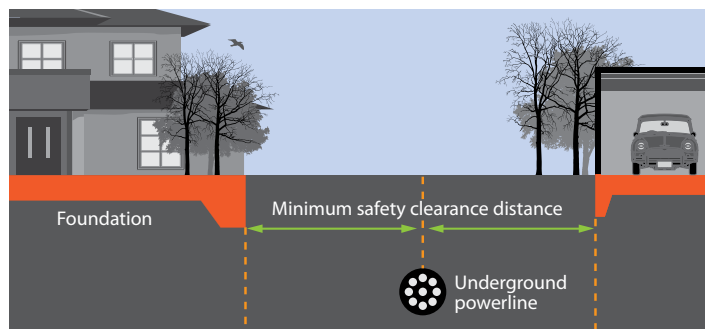
Where it is necessary to relocate an underground powerline, the relocation work and costs must be negotiated and finalised with SA Power Networks before starting construction. Construction work must not proceed inside the minimum safety clearance distance until the powerlines are relocated.

If a property is supplied from an electrical service pillar or pit, you must not construct or place anything over or too close to it. This includes structures such as garages, retaining walls or moss rocks, as they may restrict safe access to the service pit. Contact SA Power Networks for more information.

Table 3: Minimum safety clearance distances for underground powerlines

Underground powerline voltage	Minimum clearance
66, 132 and 275 kV	3 metres
33 kV or less	2 metres

Image 5: Minimum safety clearance distance for electricity supplier's underground powerlines



## Permission to build inside the safe clearance zone

In limited circumstances where it is safe to do so, the Technical Regulator has powers to approve buildings and structures within the minimum safety clearance distance.

Contact the Office of the Technical Regulator for further information.

## Easements for powerlines

An easement is a legal right of use over the land of another person. In relation to powerlines, this means that the electricity network provider has legal permission to access and maintain the infrastructure.

There are different kinds of easements on properties containing powerlines. If there is a powerline on your property, the electricity network operator may have a statutory or registered easement to access and maintain the powerline. Even if there is no statutory or registered easement on a property, the electricity network operator has the authority, at any reasonable time, to inspect the powerline and take action to prevent or minimise an electrical hazard.

Building near or on any easement should be discussed with the network operator (usually SA Power Networks).

## Digging or excavating near stobie poles

Digging near stobie poles and other electrical infrastructure, such as padmounted transformer boxes, could present risks to your safety and the surrounding property. You may make contact with underground cables or destabilise the pole, causing it to fall over.

If you intend to dig deeper than 30cm within 3 metres of a stobie pole, you are legally required to obtain a written permission from the electricity network operator.

It is also prohibited to alter the ground level directly under powerlines if it reduces the ground clearance to less than prescribed by the regulations.

*This information is provided to offer general guidance only on building safely near powerlines, and does not purport to cover all situations, or any particular situation, or to outline a complete list of procedures that must be followed. It is not to be taken as a statement of law or legal advice, and must not be construed to waive or modify any legal obligation. The Government of South Australia will not be liable for any injury, damage or loss of any kind sustained by any person that arises directly or indirectly from reliance upon any information contained herein or source of information referred to.*

## For more information

**Online:** [sa.gov.au/energysafe](http://sa.gov.au/energysafe)

**Email:** [dsd.otr@sa.gov.au](mailto:dsd.otr@sa.gov.au)

**Phone:** 08 8226 5500



**Government of  
South Australia**

**DEVELOPMENT REGULATIONS 2008**

**Form of Declaration (Schedule 5 Clause 2A)**



**Government  
of South Australia**

**To:** CLARE & GILBERT VALLEYS COUNCIL

**From:** \_\_\_\_\_

**Date of Application:** \_\_\_\_/\_\_\_\_/\_\_\_\_

**Location of Proposed Development:** \_\_\_\_\_

House No: \_\_\_\_\_ Lot No: \_\_\_\_\_ Street: \_\_\_\_\_

Town/Suburb: \_\_\_\_\_

Section No: (full/part): \_\_\_\_\_ Hundred: \_\_\_\_\_

Volume: \_\_\_\_\_ Folio: \_\_\_\_\_

**Nature of Proposed Development:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I \_\_\_\_\_ being the applicant/ a person acting on behalf of the applicant (*delete the inapplicable statement*) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of Section 86 of the Electricity Act 1996. I make this declaration under Clause 2A(1) of Schedule 5 of the Development Regulations 2008.

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_



**Government  
of South Australia**

**Note 1**

This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in section 4(1) of the Development Act 1993), other than where the development is limited to –

- a) an internal alteration of a building; or
- b) an alteration to the walls of a building but not so as to alter the shape of the building.

**Note 2**

The requirements of section 86 of the Electricity Act 1996 do not apply in relation to:

- a) an aerial line and a fence, sign or notice that is less than 2.0 m in height and is not designed for a person to stand on; or
- b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

**Note 3**

Section 86 of the Electricity Act 1996 refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

**Note 4**

The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply.

Particular care needs to be taken where high voltage powerlines exist; or where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

**Note 5**

An information brochure: 'Building Safely Near Powerlines' has been prepared by the Technical Regulator to assist applicants and other interested persons.

This brochure is available from council and the Office of the Technical Regulator. The brochure and other relevant information can also be found at [sa.gov.au/energy/powerlinesafety](http://sa.gov.au/energy/powerlinesafety)

**Note 6**

In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.