

Development Information Sheet 11

Other Structures

Do I need Development Approval for a Flag Pole?

Yes, unless you meet the following;

- Not on a State or Local heritage place; and
- Not more than 4 m above the highest point of the building (if attached to a building); or
- Not more than 10 m (if freestanding)

Do I need Development Approval for an Antennae or Aerial?

Yes, unless you meet the following;

- Not on a State or Local heritage place; and
- Not more than 2 m above the highest point of the building (if attached to a building); or
- Not more than 7.5 m (if freestanding).

Do I need Development Approval for a Satellite Dish?

Yes, unless you meet the following;

- Not on a State or Local heritage place; and
- Not more than 1.2 m in diameter in the Residential Zone or the Residential Character Zone; or
- Not more than 2.6 m in diameter in any other zone.

Do I need Development Approval for a Water Tank?

Yes, unless you meet the following;

- Have a floor area not greater than 10m²; and
- Is located wholly above the ground; and
- Has no part higher than 4m in height above the natural ground level.

Do I need Development Approval for a Wind Turbine?

Yes, unless you meet the following;

- Not more than 4 m above the highest point of the building (if attached to a building); or
- Not more than 10 m (if freestanding).

Do I need Development Approval for a Shade Sail?

Yes, unless you meet the following;

- Not in a Residential Character Zone; and
- Consists of permeable material (shade cloth that enables water through); and
- The area of the sail will not exceed 20 square metres; and
- No part of the sail will be more than 3 metres above ground level; and
- No part of the sail will be in front of the dwelling.

Do I need Development Approval for a Deck?

Yes, unless you meet the following;

- Not in a Residential Character Zone; and
- Deck is not higher than 500 millimetres above the natural ground level; and
- Will not have any portion of the deck situated within 900 millimetres of a boundary.

How will the structure be assessed?

When Council is assessing a Development Application on structures that exceed the above requirements, the assessment will consider the following:

- Overall height
- Noise impacts
- Overshadowing/ overlooking
- Appearance from surrounding properties
- Siting and visibility.

Information required for Development Approval:

- Development Application Form *
- Powerline Declaration Form *
- Current copy Certificate of Title
- Site plan to a minimum scale of 1:200
- Elevations to a minimum scale of 1:100
- Stormwater and drainage plan to a minimum scale of 1:200 (this may be incorporated in site plan)
- Copy of Indemnity Insurance Certificate (if required)
- Construction Industry Training Board (CITB) Levy receipt (if required)
- Sections to scale
- Structural engineer's report
- Roof, wall, floor and framing details to scale
- Truss calculations
- General specification
- Manufacturers details.

* Forms are available from Council's website at <http://www.walkerville.sa.gov.au/developmentforms>

Development Information Guides are intended to help applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to the Town of Walkerville Development Plan and to seek professional advice if necessary. This information is subject to frequent updates. This version last updated in January 2018.

Access the Development Plan and current versions of information guides at <http://www.walkerville.sa.gov.au/>

Should you have any further enquiries or wish to discuss this process, please do not hesitate to contact the Planning and Environment team via:

In Person: Planning and Environment, 66 Walkerville Terrace, Gilberton SA 5081

Post: Town of Walkerville, PO Box 55, Walkerville SA 5081

Phone: (08) 8342 7100

Facsimile: (08) 8408 1122

Email: walkerville@walkerville.sa.gov.au