Effective from 31 July 2020, South Australia's planning system has operated through **PlanSA**.

PlanSA includes the **Planning and Design Code** and the **ePlanning Portal**, replacing Council Development Plans and the previous manual development application lodgement and assessment processes.

Development Applications can be submitted, managed and tracked online through the ePlanning Portal at www.plan.sa.gov.au.

DOES MY FENCE REQUIRE APPROVAL?

Development Approval is required if your proposed fence:

- Is constructed of masonry and exceeds 1 metre in height; or
- Exceeds 2.1 metres in height (measured from the lower of the two adjoining finished ground levels), including any attached retaining wall, of any material; or
- Exceeds 1 metre in height within 6 metres of the intersection of two property boundaries that both front a road, unless an existing 4 x 4 metre corner cut-off has already been provided and will be retained.

Do I need to speak to my neighbour before constructing a new fence?

- The Fences Act 1975 outlines your obligations in relation to advising your neighbour of your intention to construct a fence. Further information can also be obtained from the document 'Fences and the Law'.

HOW TO LODGE A DEVELOPMENT APPLICATION

There are two options for submitting a Development Application through the PlanSA planning system:

- **Via the PlanSA ePlanning Portal**

  Development Applications can be submitted on the ePlanning Portal via www.plan.sa.gov.au.

  For detailed guidance on how to submit an application download the 'Guide to submitting a Development Application' from Plan SA via www.plan.sa.gov.au/about/learning_and_support.

  Applications submitted through the ePlanning Portal do not require separate statutory forms, as all relevant forms are incorporated into the online lodgement process.

- **Via email, post or in person**

  If you choose not to submit your application on the ePlanning Portal, Development Applications, together with all required statutory forms, may be emailed, posted or delivered to Council. Please note that an additional processing fee may apply to applications that are not submitted on the ePlanning Portal.

CHECKLIST (all statutory forms can be downloaded from the PlanSA website at www.plan.sa.gov.au/resources/forms)

☐ **Development Application Form**
Statutory form – not required for applications submitted electronically

☐ **Electricity Infrastructure Declaration**
Statutory declaration included within the Development Application Form – not required for applications submitted electronically

All applications must include a signed Electricity Infrastructure Declaration, which may be completed by either the applicant or property owner. To assist with completing the declaration, the guideline *Building Safely near Powerlines* is available from the Council Office or on the Council Website at www.dcgrant.sa.gov.au.

☐ **Native Vegetation Declaration**
Statutory declaration included within the Development Application Form – not required for applications submitted electronically

All applications must include a signed Native Vegetation Declaration indicating whether native vegetation is proposed to be removed as part of the development.

☐ **Building Plans** to scale showing:

Site Plan (minimum scale 1:200)
- The boundaries and dimensions of the site
- Location of the proposed fence
- Property entrance(s)

Elevation Plans (minimum scale 1:100)
Elevations provide an indication of the appearance of the proposed fence and may provide some basic structural information. The elevation plan must comply with the following criteria:
- Be drawn to a minimum scale of 1:100 and show all dimensions, including height of the fence
- Provide details of proposed external building materials, finishes and colours.
- Provide details of the footings

☐ **Construction Industry Training Board Levy**

Where the development cost is greater than $100,000, a receipt showing that the CITB Levy has been paid must be provided to Council.

CITB Levy payments can be made online via the CITB website at www.citb.org.au.

PAYMENT OF FEES

Applicable fees are determined during the application verification process and will be invoiced by Council within five business days of the application being submitted.

A Development Application will formally enter the assessment process once payment of the applicable fees has been received.

Statutory forms are available from the Council Office or can be downloaded from the PlanSA website at www.plan.sa.gov.au/resources/forms.