



607 Marion Road  
SOUTH PLYMPTON SA 5038

p: (08) 8374 2211  
e: [pbs@pbsaust.com.au](mailto:pbs@pbsaust.com.au)  
w: [www.pbsaust.com.au](http://www.pbsaust.com.au)

## DEVELOPMENT APPLICATION FORM

VERSION 1.1

### APPLICANT

|                 |        |
|-----------------|--------|
| Name:           | ABN:   |
| Email:          | Phone: |
| Postal Address: |        |

### LAND OWNER *(if different from applicant)*

|                 |        |
|-----------------|--------|
| Name:           | ABN:   |
| Email:          | Phone: |
| Postal Address: |        |

### PRIMARY CONTACT *(if different from applicant)*

|                 |        |
|-----------------|--------|
| Name:           | ABN:   |
| Email:          | Phone: |
| Postal Address: |        |

### INVOICE CONTACT *(if different from applicant)*

|                 |        |
|-----------------|--------|
| Name:           | ABN:   |
| Email:          | Phone: |
| Postal Address: |        |

### BUILDER *(if applicable)*

|                 |        |
|-----------------|--------|
| Name:           | ABN:   |
| Email:          | Phone: |
| Postal Address: |        |
| License No:     |        |

### LOCATION OF PROPOSED DEVELOPMENT

|                 |        |
|-----------------|--------|
| Street Address: |        |
| Suburb:         | State: |

### DESCRIPTION OF PROPOSED DEVELOPMENT

|                             |              |                                                  |
|-----------------------------|--------------|--------------------------------------------------|
| Estimated Development Cost: |              | <i>CITB Levy is to be paid if over \$100,000</i> |
| PlanSA Development ID:      | Access Code: |                                                  |

|                                                                                         |                        |            |            |
|-----------------------------------------------------------------------------------------|------------------------|------------|------------|
| Has the application been lodged into PlanSA?                                            | <b>PBS to organise</b> | <b>Yes</b> | <b>N/A</b> |
| Has Planning Consent been granted?                                                      | <b>PBS to organise</b> | <b>Yes</b> | <b>No</b>  |
| Does this development require a septic tank and/or waste water disposal area?           |                        | <b>Yes</b> | <b>No</b>  |
| Does the application involve tree damaging activity to a regulated or significant tree? |                        | <b>Yes</b> | <b>No</b>  |
| Are you proposing to add or modify a driveway/crossover?                                |                        | <b>Yes</b> | <b>No</b>  |
| Is there a brush fence within 3m of the proposed building(s)?                           |                        | <b>Yes</b> | <b>No</b>  |
| Has a Domestic Building Work Contract been entered into?                                |                        | <b>Yes</b> | <b>No</b>  |
| Has the CITB Levy been paid and a receipt provided?                                     | <b>PBS to organise</b> | <b>Yes</b> | <b>No</b>  |

**PLEASE READ AND AGREE TO THE TERMS AND CONDITIONS ON THE FOLLOWING PAGE**

# TERMS AND CONDITIONS

## PLEASE READ THE TERMS AND CONDITIONS CAREFULLY

You declare that in accordance with section 119(13) of the *Planning, Development and Infrastructure Act 2016*, the owner of the subject land has consented to the making of this application and that all documents attached to this application have been uploaded with the permission of the relevant rights holders. You acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Act and Regulations.

You declare that the proposed development, subject of this application, is consistent with the planning consent documents and any conditions attached there to (if applicable) unless otherwise stated IN WRITING.

You acknowledge that if a contract with a builder/contractor has been entered into for the proposed development, PBS Building Certifiers requires a copy of the Home Warranty Insurance certificate in order to process your Building Consent as required by the Planning, Development and Infrastructure (General) Regulations 2017.

You acknowledge and understand that the relevant Certificate of Title for the site of the subject development may contain a registered interest (including an easement, right of way, land management agreement or other encumbrance) that may restrict development or use of the land or portions of land. It is recommended you search and obtain a copy of the Certificate of Title for the property through [Land Services SA](#) (if you do not have a copy already), before commencing any works.

You declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, comply with the minimum safety clearance distances from powerlines under the Electricity (General) Regulations 2012. You make this declaration under clause 6 of Schedule 8 of the Planning, Development and Infrastructure (General) Regulations 2017. For more information, visit <https://www.sa.gov.au/topics/energy-and-environment/safe-energy-use/powerline-safety/building-safely-near-powerlines>.

You declare that the proposed development will not or would not, involve the clearance of Native Vegetation under the Native Vegetation Act 1991, including but not limited to;

- ☐ any clearance that may occur in connection with a relevant access point and/or driveway
- ☐ any clearance that may occur that is incidental to the construction of the development.

Or any native vegetation within;

- ☐ 10m of a building (other than a residential building or tourist accommodation), and/or
- ☐ 20m of a dwelling or addition to an existing dwelling for fire prevention and control, and/or
- ☐ 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area.

You are required to notify PBS Building Certifiers in writing, at the time of application, if you intend on using a 'designated building product' for external cladding and are to provide the associated details for that building product if the building work;

- i. relates to a building, or class of building, designated by the Minister by notice published in the Gazette; and
- ii. involves the use of a building product, or kind of building product, designated by the Minister in the notice in circumstances specified in that notice,

For the purposes of this item;

### **Designated Building**

For the purposes of Schedule 8(4)(j)(i) of the Planning, Development and Infrastructure (General) Regulations 2017, a designated building is a building with a Building Code classification of:

- a. Class 2, 3, or 9 consisting of two or more storeys; or a
- b. Class 5, 6, 7 or 8 consisting of three or more storeys

### **Designated Building Product:**

For the purposes of Schedule 8(4)(j)(ii) of the Planning, Development and Infrastructure (General) Regulations 2017, a designated building product is a building product that consists of a metal panel or lining formed with an aluminium, or similar thin metal sheet material, with any type of core material.

You acknowledge that PBS Building Certifiers' Professional Indemnity Insurance is limited to \$5,000,000 and that PBS Building Certifiers cannot be in any way connected with a Noncompliant or Nonconforming Building Product, or the approval, the use or installation of a Building Product in a manner which is Noncompliant or Nonconforming. For the purposes of this item;

### **Noncompliant**

means any Building Product which does not comply with any applicable law or regulatory obligation, including but not limited to: the Building Code of Australia, the National Construction Code of Australia, any relevant Australian Standards, approved conditions, use or application, or the guidelines, practice notes or the like of any relevant building authority or other regulatory body.

### **Nonconforming**

means any Building Product which purports to meet specific requirements and does not. For instance, is not fit for purpose, is not of acceptable quality, is counterfeit, or contains false or misleading claims about its qualities / properties.

### **Building Product**

means any wall system, panel, cladding, façade material, external attachment or insulation, including but not limited to; aluminium composite panels, structured insulation panel systems, extruded polystyrene systems, exterior insulation finish systems or external timber panelling systems.

You acknowledge that all accounts are to be paid prior to building consent being issued unless a written arrangement is formed and documented.

You acknowledge that any fees incurred by PBS, including all legal costs, for recovery of debt after the due date are payable by you. Interest is payable by you on all overdue amounts at a rate of 9% per annum, calculated daily.

You acknowledge that any quotes that include statutory/council fees are only a guide and if additional fees are required, they will be invoiced to the invoice contact accordingly. PBS Building Certifiers may send you additional invoices if the amount originally charged was incorrect due to any changes in statutory/council fees incurred by PBS.

**By signing the below agreement, you consent to the above terms and conditions, and you declare that all the details on this application form, at the time of application, are true and correct, to the best of your knowledge. You acknowledge that you are responsible for payment & reimbursement of all fees and levies incurred and paid by PBS Building Certifiers on your behalf associated with your application. You hereby engage PBS Building Certifiers under the Planning, Development and Infrastructure Act 2016 To lodge, assess and grant Planning Consent and/or Building Consent for the proposed development.**

Signature

:

Name (PRINT)

:

Company

:

Date

: