

D18

Other Structures

Flag Poles, Antennae, Aerials, Satellite Dishes, Water Tanks Wind Turbines, Shade Sails and Decks

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); and
- Is not identified in the Airport Building Heights map contained in the Development Plan

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 Council approval for a Deck at my house?

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 * (included in the online Development Application Form)

- Current copy Certificate of Title (issued within the last 12 months)
- Site plan to a minimum scale of 1:200
- Floor plan/plan view to a minimum scale of 1:100
- Elevations to a minimum scale of 1:100
- Stormwater and drainage plan to a minimum scale of 1:200
- Copy of Indemnity Insurance Certificate
- Construction Industry Training Board (CITB) Levy receipt
- Sections to scale
- Structural engineer's report
- Roof, wall, floor and framing details to scale
- Truss calculations
- General specification
- Manufacturer's details.

* Applications can be lodged electronically via the [Development Forms and Checklists](#) page on Council's [website](#).

Additional information can be found within the below [Information Guides](#):

- The Development Approval Process
- Information required for Development Approval

Further advice or hard copy forms can be obtained from the Duty Planning/Building Officer at Council or by phoning 8408 1111.

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 City of Charles Sturt Development Plan and to seek professional advice if necessary. This information is subject to frequent updates. This version last updated March 2018. Access the Development Plan and current versions of information guides at www.charlessturt.sa.gov.au