



# SOLAR PANELS – DO YOU NEED COUNCIL APPROVAL?

Solar Panels (Solar Photovoltaic Panels) are becoming popular with rebates and savings on power bills, but it is often confusing as to when Development Approval is required.

You do not need Development Approval from Council for solar panels if you meet the following conditions; (refer *Development Regulations 2008, Schedule 3, 15(1),(2)&(3)*).

1. Your property is not listed as a State Heritage Item.
2. Your property is not listed as a Local Heritage Place.
3. If your property is located in a Historic Conservation Zone or Policy Area, then when installed the panels will not be able to be seen by a person standing at ground level in a public street (check with Council's planners if in doubt).
4. The total weight of the panels will not exceed 100 kilograms.
5. If the total weight of the panels does exceed 100 kilograms, then;
  - a. The weight load must be distributed so that it does not exceed 100 kilograms at any one point of attachment to the roof; and
  - b. The panels (and any associated components) must not overhang any part of the roof; and
  - c. The panels must be fitted parallel to the roof with the underside surface of the panels being not more than 100 millimetres above the surface of the roof; and
  - d. The panels must be installed by a person who holds an accreditation under a scheme recognised by the Minister for the purposes of this paragraph.

Once you have spoken to the solar panel installer, check to see if you comply with all of the above requirements.

To obtain a list of installers who are accredited, contact the Department for Planning and Local Government or visit [www.planning.sa.gov.au](http://www.planning.sa.gov.au).

If you comply with the above mentioned requirements, then Development Approval may not be required. If in doubt, please contact Council's Strategy and Development Department on 8525 3200 or email ~ [light@light.sa.gov.au](mailto:light@light.sa.gov.au).

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Development approval is required for any other configuration of the installation of solar panels (solar photovoltaic panels) whether they are mounted on the roof of a building or are freestanding and mounted on the ground.

If Development approval is required, the following details shall accompany the Development application form:-

- a. A site plan, clearly indicating the size and location of the installation in relation to any buildings on the site and to the boundaries of the site.
- b. The manufacturers specification for the solar panels including details of all framework and connections and/or fixings
- c. Construction details for the support structure, i.e. description of materials including the size and spacing of all structural members used within the framework of the walls and roof.
- d. If the solar panels are to be freestanding and mounted on the ground, the design of the support structure and its footing construction will be required.
- e. If the owner of the land has engaged a licensed builder (including subcontractors) to carry out the building work which is in association with a dwelling or for domestic use and has a value of \$12000 or more, the owner must provide a CERTIFICATE OF BUILDING INDEMNITY INSURANCE pursuant to the Building Work Contractors Act 1995 to the Council *prior to the approval being granted*.
- f. If the cost of the installation of the solar panels is estimated to exceed \$15,000, the owner will be required to provide evidence that the Construction Industry Training Levy has been paid.

**Please Note:** The Construction Industry Training Levy is a State Government initiative applying to all Development/construction/landscaping/road making etc. which is estimated to exceed \$15,000.

The Levy can be paid online at the [www.citb.org.au](http://www.citb.org.au) website or contact the Construction Industry Training Board on Phone (08) 8172 9500 for alternative arrangements

- g. Payment of appropriate development application fees.

For further information or clarification on any of the above requirements, please contact Council's Strategy and Development Department on 8525 3200 or email ~ [light@light.sa.gov.au](mailto:light@light.sa.gov.au)

*Please note the information contained herein is intended as a guide only.  
Further clarification may be obtained by contacting the Council on 8525 3200.*