



Above Ground Water Tanks

Fast Track Checklist

(Used when only Building Rules Consent is sought)

CAN MY ABOVE GROUND WATER TANK APPLICATION BE FAST TRACKED?

A development application for the construction of, or alteration/addition to, an above ground water tank may be fast tracked if all the criteria below can be satisfied:

- The property is NOT a State Heritage Place or a Local Heritage Place or within the Ayers Hill Road or Mylor Township Historic (Conservation) Policy Areas or Woodside Historic Core Policy Area or in the State Heritage Area of Mount Torrens (refer note 2); and
- The property is NOT in the Hills Face Zone or within a flood area (refer note 3);
- The works do not involve Regulated Tree damaging activity (refer notes);
- The tank is part of a roof drainage system (refer note 4);
- The tank is located wholly above the level of the ground;
- The total floor area of the tank does not exceed 15m²;
- The height of the tank does not exceed 4 metres above natural ground level;
- The tank is not located in front of any building on the property;
- The tank will not be located over an area used or required for a sewerage system or waste control system;
- The tank (if metal) is pre-colour treated or painted in a non-reflective colour;

If all of the above criteria are satisfied and all of the following information is provided then the application can be a Building Rules Consent (BRC) Only Application (fast-tracked) and no Planning Consent is required.

CHECKLIST OF REQUIRED PLANS AND INFORMATION

- Completed and signed development application form including the Office of the Technical Regulator Powerline Declaration (ensure you fill in all sections); and
- Current copy of Certificate of Title, deposited plan or other instrument evidencing title in relation to the land (can be purchased from the Council for a fee); and
- Receipt demonstrating payment of the separate Construction Industry Training Levy (only applies where the development exceeds \$40,000 in value). Can be paid on-line at www.citb.org.au
- Site Plan drawn to a metric scale of not less than 1:500 (refer notes) showing;
 - The boundaries and dimensions of the site and any relevant easements; and
 - The positions and dimensions of any proposed building work and its distance to the boundaries of the site and any other buildings and trees on the site or, on adjoining land or, public places that might be affected by the work or affect the work proposed to be performed; and

- The level of the site and the floor level of the proposed tank in relation to any street drainage channel or council drain; and
- The method of drainage proposed to be used; and
- The location of any Regulated Tree (see notes) on the site or on adjoining land; and
- The approximate north point; and
- Location of the existing or proposed effluent disposal area/s and septic tank/main sewer/CWMS connection points and underground pipes to ensure that the proposed development does not interfere with these services.
- Elevations and section drawings of the proposed tank including existing ground level and details of excavation; at a scale of not less than 1:100; and
- Engineering design specifications and details (to a scale of not less than 1:20) describing materials and standards of work; and
- Written details of any foundation investigations that have been carried out; and
- A copy of the Home Owners Warranty Certificate must also be included in the application documents where a licensed builder has been engaged to perform work with a value greater than \$12,000. The builder is required to obtain Indemnity Insurance coverage for the project and should provide a copy to you; and
- The current BRC Only fee applies as well as the application lodgement fees, building rules assessment fee; and
- Completed and signed development application checklist.

NOTES:

1. This completed checklist must be attached to your development application.
2. If you do not know if a heritage listing applies for the property contact the duty planner on 8408 0400.
3. If you do not know the zoning or flood mapping for the property contact the duty planner on 8408 0400.
4. If the tank is not part of a roof drainage system but no greater than 10m², the development cannot be BRC only but may be complying development. A different fee will apply in this case.
5. Plans may be provided at a smaller scale if an enlargement drawing is also provided that shows the development location in greater detail.
6. If you do not know if the property contains a Regulated Tree contact the duty planner on 8408 0400.

If you cannot provide all of the above information at the time you lodge your development application it is unable to go through the fast track process and will be processed in the normal way and other fees may apply.