

# Garages under 40sqm

## Fast Track Checklist

(Used when only Building Rules Consent is sought)

### CAN MY GARAGE APPLICATION BE FAST TRACKED?

A development application for the construction of, or alteration/addition to, a garage 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); and
- The works do not involve Regulated Tree damaging activity; and
- The garage is ancillary to, and detached from, a dwelling which is erected on the property; and
- The garage is not habitable; and
- The garage is located behind the dwelling, and is located more than 900mm away from the secondary road boundary; and
- The garage is setback at least 5.5 metres from the primary road frontage; and
- The garage does not exceed 40m<sup>2</sup> in area (refer note 4); and
- The garage wall height does not exceed 3 metres and the roof height does not exceed 5 metres from natural ground level; and
- The length of garage wall on the boundary does not exceed 8 metres and is not within 3 metres of another structure on the boundary (refer note 5); and
- The garage will not result in all structures on the boundary being greater than 45% of the length of the boundary (refer note 5); and
- The garage will not result in the roofed area of all structures being greater than 60% of the allotment area (refer note 6); and
- The garage will use an existing or authorised driveway or access point/will use rollover kerbing or, use a driveway located greater than 6m from an intersection of two roads or pedestrian activated crossing; and will not interfere with street furniture/infrastructure/trees; and
- The garage will not gain access from an alley, lane or right of way which is less than 6.2m wide; and
- The driveway is not steeper than 1:4 on average; and
- Garage openings facing a street for vehicles do not exceed 7 metres in width; and
- The garage (if sheet metal) is to be non-reflective pre-colour treated, or painted; and
- The garage will not be located over an area used or required for, a sewerage system or waste control system; and
- The garage does not involve excavation or filling exceeding vertical height of 1 metre (maximum combined height of 2 metres).

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](http://www.citb.org.au) and
- 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 purpose for which any existing building on the site is used and for which any proposed garage on the site is intended to be used; and
  - The level of the site and the floor level of the proposed garage in relation to any street drainage channel or council drain; and
  - The method of drainage and services proposed to be used; and
  - If a new vehicle access point is to be established, relevant documentary evidence that it has been authorised under Section 221 of the *Local Government Act (1999)*; and
  - The location and gradient of any driveway or proposed driveway and its location in relation to an existing or proposed vehicle access point under Section 221 of the *Local Government Act (1999)*; and
  - The amount and location of private open space to remain on the site; and
  - The location of any Regulated Tree (refer 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/CMWS connection points and underground pipes to ensure that the proposed development does not interfere with these services.
- Elevations and section drawings of the proposed garage including existing ground level and details of excavation; at a scale of not less than 1:100 ; and
- Information about the material and colour of any cladding to be used; and
- The size and location of footings and other structural components ; and
- Engineering design specifications (to a scale of not less than 1:20) describing materials and standards of work; and
- The current BRC Only fee applies as well as the application lodgement fees and building rules assessment fee; 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
- 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/flood mapping for the property contact the duty planner on 8408 0400.
4. If the development is greater than 40m<sup>2</sup> but no greater than 60m<sup>2</sup> the application cannot be Building Rules Consent only but may be complying development. A different fee will apply in this case.
5. Structures on the boundary are only considered when on the relevant land (i.e. not structures which are on the adjoining property) or common fencing/retaining walls.
6. Maximum of 60% roofed area for detached and semi-detached dwellings, 70% for all other types of dwellings.
7. Plans may be provided at a smaller scale if an enlargement drawing is also provided that shows the development location in greater detail.
8. 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.