



Solar Panels

Fast Track Checklist

(Used when only Building Rules Consent is sought)

CAN MY SOLAR PANELS APPLICATION BE FAST TRACKED?

A development application for the installation, repair or maintenance of a system comprising solar photovoltaic panels on the roof of a building 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
- If within the Ayers Hill Road or Mylor Township Historic (Conservation) Policy Areas or Woodside Historic Core Policy Area, no part of the system will be seen by a person standing at ground level in a public street (refer note 3); and
- The works do not involve Regulated Tree damaging activity; and
- The panels and any associated components do not overhang any part of the roof; and
- The panels are fitted parallel to the roof with the underside surface of the panel being not more than 100mm above the surface of the roof. NOTE – If tilt framed or free standing structures application cannot be fast tracked.

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 the proposed solar panels and their distance to the boundaries of the site, 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
 - The location of any Regulated Tree on the site or on adjoining land; and
 - The approximate north point; and
- Elevations and sections of the proposed solar panels, at a scale of not less than 1:100 ; and

- Design specifications (to a scale of not less than 1:20) describing materials and standards of work; 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/flood mapping for the property contact the duty planner on 8408 0400.
4. Plans may be provided at a smaller scale if an enlargement drawing is also provided that shows the development location in greater detail.
5. 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.