



Underground Water Tanks

Fast Track Checklist

(Used when only Building Rules Consent is sought)

CAN MY UNDERGROUND WATER TANK APPLICATION BE FAST TRACKED?

A development application for the construction of, or alteration/addition to, an underground 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 work does not involve Regulated Tree damaging activity (refer notes); and
- The water tank is ancillary to a dwelling which is erected on the property; and
- The water tank (and any associated pump) is located wholly below the level of the ground.

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 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 (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, 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 building on the site is intended to be used; 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 and services proposed to be used; and
 - The location of any Regulated Tree on the site or on adjoining land; and
 - The approximate north point; and

- The 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 water tank including existing ground level and details of excavation; at a scale of not less than 1:100 ; and
- The sizes and locations of footings and other structural components ; and
- Engineering calculations or reports showing that the building work will, if performed in accordance with the calculations and reports, comply with Building Code of Australia ; 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. Plans may be provided at a smaller scale if an enlargement drawing is also provided that shows the development location in greater detail.
4. 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.