

CAN MY INTERNAL BUILDING WORKS APPLICATION BE FAST TRACKED?

A development application for works undertaken within a building (generally load bearing walls) 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 works do not result in an increase in the total floor area of the building; and
- The works do not result in a change to the external appearance of the building to any significant degree; or
- If within an Historic Conservation Zone, or in a Historic Conservation Policy Area there is no change to the external appearance of the building.

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 (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 purpose for which any existing building on the site is used and for which any proposed building work on the site is intended to be used; and
 - The approximate north point; and
- Elevations and section drawings of the proposed building work including existing ground level and details of excavation, at a scale of not less than 1:100; and
- Plan of each floor level; and
- The sizes and locations of footings and other structural components; and
- Engineering specifications (to a scale of not less than 1:20) describing materials and standards of work; 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.

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.