



5 Day Quick Planning Consent - Checklist

If any of the below criteria are not met, this checklist will not apply and the proposed development will be assessed within the timeframe specified by the Development Regulations 2008.

Outbuildings - (Garages, Carports & Verandahs)			Yes	No	
1.	Is the development located within a Residential Zone (excluding the Low Density Policy Area)?				
2.	Is the property connected to an off-site effluent disposal system?				
3.	Has the following information been supplied: a) A completed Development Application Form and Building Safely Near Powerline Development Form. b) A current Certificate of Title (no older than 3 months old) within the current owners' name. c) Elevation plans to scale (2 copies). d) A site plan indicating all development on site, setbacks and stormwater disposal (2 copies).				
4.	Is the proposed development in association with an existing dwelling or a dwelling that has received full Development Approval?				
5.	Are the following minimum setbacks achieved:				
		Separation Distance			
	PRIMARY STREET	6.5 metres or 0.5 metres behind the main façade of the dwelling (whichever is greater)			
	SECONDARY STREET	3 metres where access is not gained from the secondary street 6 metres where access is gained from the secondary street			
	SIDE BOUNDARY	600 millimetres			
6.	Is external cladding to be constructed of masonry or a factory pre-painted material?				
7.	Does the development not exceed 3.5 metres in wall height or 4 metres in overall height (measured from natural ground level)?				
8.	Does the development not exceed 75 square metres in area or 10 percent of the site area (whichever is the lesser)?				
9.	Does the total coverage of all structures (including that proposed) on the site not exceed 60 per cent?				
10.	Is the Certificate of Title clear of any Land Management Agreements (LMA), Easements and Encumbrances? If "No":				
	a) Does the proposed development comply with the LMA or have the requirements been waived?				
	b) Has Encumbrance approval being granted and provided (if applicable)?				
	c) Are all proposed structures located outside of the subject easement?				
11.	Have the following minimum Open Space requirements been met?				
	Site Area Per Dwelling (m ²)	Minimum Dimension (metres)	Minimum area provided at the rear/side of the dwelling, directly accessible from a habitable room (m ²)		
	< 300	3 x 3	24 of which 12 may be under cover provided it is open along at least 2 adjoining sides and not used for the parking of vehicles		
	300 - 500	4 x 4	60 of which 12 may be under cover provided it is open along at least 2 adjoining sides and not used for the parking of vehicles		
	> 500	5 x 5	80 of which 12 may be under cover provided it is open along at least 2 adjoining sides and not used for the parking of vehicles		