



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.

Dwellings (Slab on Ground)			Yes	No
1.	Is the dwelling located within a Residential Zone (excluding the Low Density Policy Area) and is the only dwelling to be located on the allotment?			
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 Powerlines Declaration? b) A current Certificate of Title (no older than 3 months old) in the current owners' name. c) Elevation & Floor plans to scale (2 copies). d) Engineered site works plan indicating setbacks, floor level, contours & stormwater disposal (2 copies).			
4.	Is the property not adjoining the cliff top between Simms Cove and Moonta Bay? If the property is adjoining the cliff top between Simms Cove and Moonta Bay, a Land Management Agreement & Geotechnical report addressing coastal erosion will be required.			
5.	Has a form of undercover parking been provided (or has provision been made for a form of undercover parking) that meets each of the following criteria: a) Is located a minimum of 6 metres from a public road or 0.5 metres behind the main façade of the dwelling with which it is associated, whichever is the greater. b) Does not exceed a width of 6 metres or 33 percent of the allotment (or building site) frontage width. c) If detached, complies with the requirements of the outbuildings checklist. d) A vehicle crossover having no impact on Council infrastructure and being located greater than 6 metres of an intersection of 2 or more roads.			
6.	Are the following minimum setbacks achieved:			
		Single Storey	Two Storey	
	PRIMARY STREET	6 metres	8 metres	
	SECONDARY STREET	3 metres	3 metres	
	SIDE BOUNDARY	1 metre	1.2 metres	
7.	Does the dwelling address all street frontages?			
8.	Does the dwelling not exceed two storeys or 9 metres (whichever is the lesser)?			
9.	If building is two storey, are upper storey windows & balconies facing side and rear boundaries (private property) screened & unopenable to a height of 1.7 metres?			
10.	Does the total coverage of the dwelling and associated structures not exceed 60 percent?			
11.	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?			
12.	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	