

# Storage/Garden sheds over 60sqm Checklist

## 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
- 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
- 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 and 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 levels of the site and of the floors of the shed in relation to any street drainage channel or council drain; and
  - The method of drainage and services proposed to be used; and
  - If a new vehicle access point is to be established, documentary evidence that it has been authorised under Section 221 of the Local Government Act (1999); and
  - The location and gradient of any driveway or proposed driveway and its location in relation to an existing or proposed vehicle access point under Section 221 of the *Local Government Act (1999)*; and
  - The amount and location of private open space to remain on the site; and
  - The location of any Regulated Tree on the site or on adjoining land (refer notes); and
  - The approximate north point; and
  - Location of the effluent disposal area/s and septic tank/main sewer/CMWS connection points and underground pipes to ensure that the proposed development does not interfere with these services.
- Elevation and section drawings of the proposed shed including existing ground level and details of excavation; at a scale of not less than 1:100 and
- Information about the material and colour of any cladding to be used; and
- Planning fee applies as well as the application lodgement fees; and
- Completed and signed development application checklist.

**IF LODGING FOR BUILDING RULES CONSENT AS WELL AS DEVELOPMENT PLAN CONSENT THE FOLLOWING IS ALSO REQUIRED:**

- The size and location 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
- 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](http://www.citb.org.au); 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
- Building Rules assessment fees.

**Notes:**

1. Please complete this checklist and attach to your development application.
2. Planning fees of \$109 are due if works are between \$10,001 and \$100,000. Contact the duty planner on 8408 0400 to determine fees outside this range.
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.