

APPLICATION CHECKLIST – PRE FABRICATED SHEDS/CARPORTS

The table below sets out the drawings and other documents to be submitted, fees and deposits to be paid with your Application and other approvals necessary before a Building Permit can be issued.

Drawings, Documents, Other Permits and requirements for building approval and terms of appointment	Supplied	Not Supplied	Not Applicable
Appointment of a Private Building Surveyor form signed by owner * Where a person involved in the building works intends to be the applicant			
Application for Building Permit Form and Terms of Engagement forms			
Certificate of title (in current owners name), Plan of subdivision (allotment plans) & other relevant title documents * This information can be arranged through our office, please enquire.			
Builders Warranty Insurance Certificate & Contract OR Owner Builder Certificate of Consent * Applicable for domestic building work over \$16,000			
1 copy of Engineering Designs, structural drawings, footings systems & Certificate of Compliance - Design			
1 copy of Site Plan & Elevations (if applicable)			
Report & Consent documents from Council (if applicable)			
Planning Permits copies from Council (if applicable)			
Fees applicable			

Nepean Building Permits is now able to issue Building Permits & Endorsed Documents in an electronic format. However some hard copies are still required to assist in the assessment, inspection & construction stages of a project. Nepean Building Permits request that only one copy of documentation be submitted to our office for assessment. Prior to issue of the Building Permit the amount of hard copies required will be determined and the printing costs will be included on our invoice to you.

No works are to commence on the allotment prior to the issue of a Building Permit.

We are happy to discuss your projects and any other requirements at a preliminary design stage. Feel free to ring us on (03) 5986.2466 or call into our office located at Shop 1-5/1283 Point Nepean Road, Rosebud or 364 Main Street, Mornington.

James Sheedy Director

Robert Holmes Director

Danny Rea Director

OTHER HELPFUL RESOURCES

Planning Scheme Information: <http://services.land.vic.gov.au/landchannel/content/addressSearch>

Practitioner Information: <http://www.vba.vic.gov.au/>

CRESCENT

GARDEN AREA CALCULATION

Uncovered outdoor area not including driveway or car park

Site Area	% Required
400m ² to 500 m ²	25% Min
500m ² to 650 m ²	30% Min
Above 650m ²	35% Min

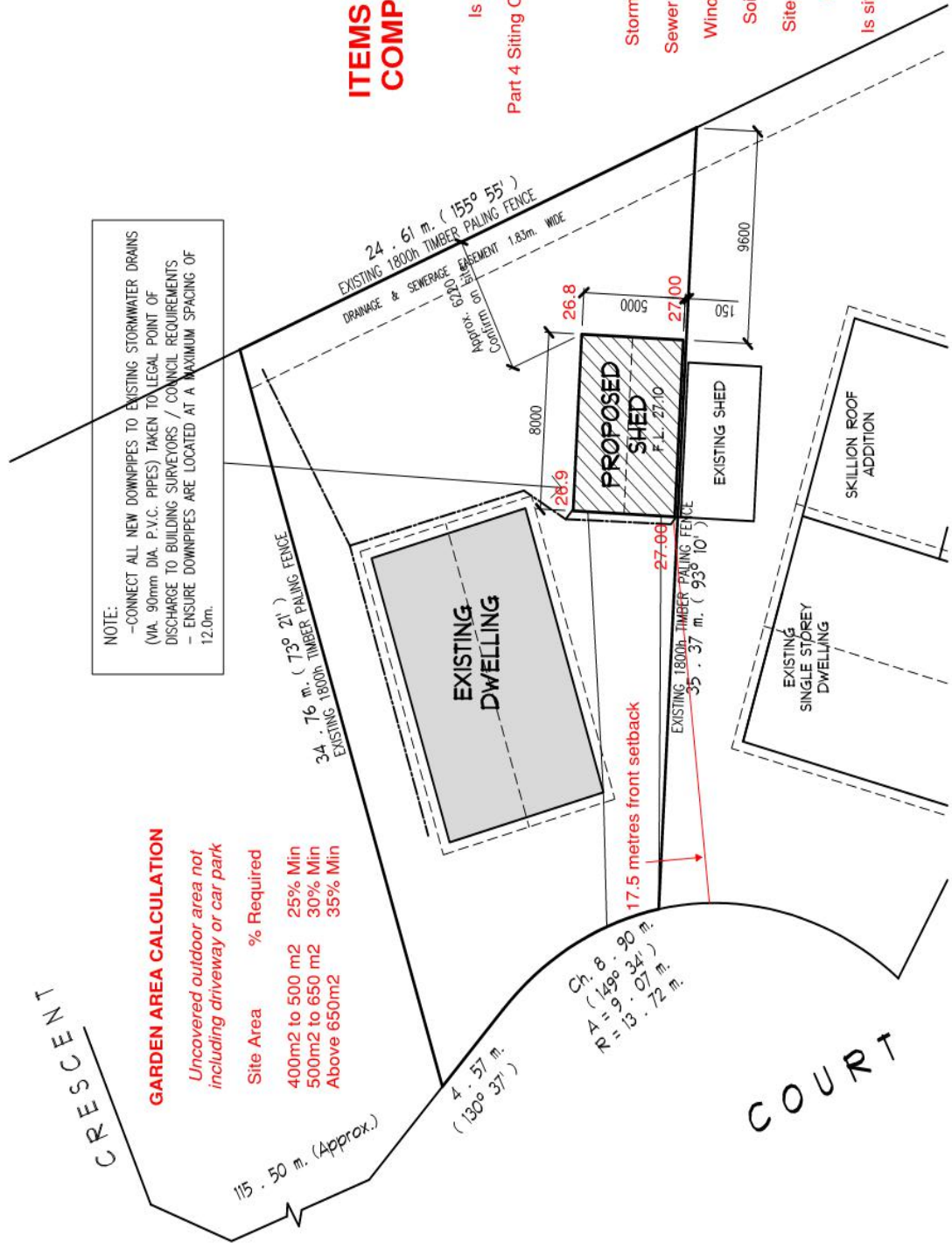
NOTE:
 -CONNECT ALL NEW DOWNPIPES TO EXISTING STORMWATER DRAINS (VIA 90mm DIA. P.V.C. PIPES) TAKEN TO LEGAL POINT OF DISCHARGE TO BUILDING SURVEYORS / COUNCIL REQUIREMENTS
 - ENSURE DOWNPIPES ARE LOCATED AT A MAXIMUM SPACING OF 12.0m.

SITE ANALYSIS

SITE AREA	593 m ²
EXISTING DWELLING	106 m ²
PROPOSED SHED	40 m ²
TOTAL PROPOSED BUILDING AREA	146 m ²
SITE COVERAGE	24.6 %
DRIVEWAY AREAS	60 m ²
SITE PERMEABILITY	65.3 %

ITEMS TO CONSIDER WHEN COMPLETING A SITE PLAN

- Site Plan must be to Scale
- Is a Planning Permit Triggered?
- Part 4 Siting Compliance with the Building Regulations.
 - Setbacks
 - Heights
 - Overshadowing
 - Private Open Space
- Storm water to legal point of discharge
- Sewer pipe depth, size & offset if nearby
- Wind speed for site. 28 / 33 / 41 m/s
- Soil Class. Class A, S, M, H or P
- Site levels and finished floor levels.
- Is any earthworks required.
- Is site bush fire prone? BAL Rating
- Garden Area Calculation



SITE DEVELOPMENT PLAN

SCALE 1 : 200 @ A3

<p>REVISIONS:</p> <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																	<p>DATE: </p> <p>DESIGN: </p> <p>DRAWN: </p>	<p>SCALE: SEE ABOVE</p> <p>REF: </p> <p>SHEET: SITE PLAN</p> <p>DWG NO: A1</p>	<p>PROJECT: PROPOSED SHED</p> <p>CLIENT: </p>
<p>NORTH</p>			<p> </p>																
<p> </p>			<p> </p>																
<p> </p>			<p> </p>																