

APPLICATION CHECKLIST – Shed / Carport / Verandah

Building Act 1993, Building Regulations 2018

Copies Required	Document	Tick
1	Form 1 – Application Form	
1	Current Certificate of Title and Plan of Sub-Division, including any covenants or 173 Agreements (printed within the last 60 days).	
1	Endorsed Town Planning Permit and drawings (if applicable)	
1	Report & Consent from the Council or relevant authority (If applicable)	
1	Working Drawings and Specifications. The following information will be required: <ul style="list-style-type: none"> - Location of the proposed works incl. setbacks to boundaries as well as location of existing structures on the property. - Calculation of site area and building coverage (if close to 50%) - Indicate permeable parts of the allotment (i.e. grass, garden etc. if these areas equate to less than 30% of the site area) - North position - If proposed building is situated on the property boundary, indicate approx. location of buildings on the adjoining property (if neighbour is within 3m of your southern boundary, OR 2m in any other case); - Elevations showing Building Heights 	
1	Engineering Drawings, Computations & Regulation 126 Certificate of Compliance (if required). Alternatively, detailed structural drawings specifying structural members and footings for timber structures.	
1	Builders Warranty Insurance (registered builder carrying out works over \$16,000) or if owner builder , a certificate from the Building Practitioners Board (if cost exceeds \$16,000)	
	Fees (to be paid prior to the issue of the Building Permit). Cash, Cheque, or Direct Deposit.	

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

Building applications can be personally lodged between 9.00am – 5.00pm weekdays

We are happy to discuss your projects and any other requirements at a preliminary design stage. Feel free to ring us on 1300 380 708 or call into our office.



Stephen Bond
 Director/Building Surveyor
 BS-L 36361

FORM 1
 Regulation 24
Building Act 1993
 Building Regulation 2018

APPLICATION FOR A BUILDING PERMIT

To: B4UBuild Building Consultants

From:

Owner/Agent of Owner:

Postal Address: Postcode:

Contact Person: Ph:

Email: ACN/ARBN:.....

Address for serving of Notices: (if different from the above)

Indicate if the applicant is a lessee or licensee of Crown land which this application applies to Yes No

Contact Person: Ph:

Lessee Responsible for Building Works

Indicate if a lessee of the building, of which parts are leased by different persons,
 is responsible for the alterations to a part of the building leased by the lessee

Ownership Details (only if agent of owner listed above)

Name:

Postal Address: Postcode:

Contact Person: Ph:

Email: ACN/ARBN:.....

Property Details

Number		Street / Road		City / Suburb / Town			Postcode
Lot/s	LP/PS	Volume	Folio	Crown Allotment	Section	Parish	County
Municipality		Allotment Area (for new dwelling)			m ²		

Land owned by the crown or a public authority Yes No

Owner Builder

I intend to carry out the work as an owner builder Yes No (Please provide builder details below)

Owner builder certificate of consent number (if applicable).....

Social housing

Does any of the building work include the construction of social housing as referred to in regulation 281B of the Building Regulations 2018? Yes No

[Indicate Yes if the building work, which is the subject of this application, includes the construction of social housing or if other building work, which is the subject of a related staged building permit, includes the construction of social housing.]

Emergency recovery

Does any of the building work include the construction of a dwelling that was destroyed or damaged in an emergency referred to in regulation 166J(b) of the Building Regulations 2018? Yes No

[Indicate Yes if the building work, which is the subject of this application, includes the construction or repair of a dwelling within the same municipal district as the destroyed or damaged residential dwelling.]

Nature of Building Work

What type of structure are you building / Proposed Use of Building: _____

Tick if applicable or give other description

Construction of a new building		Demolition of a building	
Alterations to an existing building		Removal of a building	
Extension to an existing building		Re-erection of a building	
Construction of a swimming pool / Spa		Change of use of existing building	
Construction of a swimming pool / Spa barrier		Other	

Note

Under the **Building Act 1993** *swimming pool* is defined to include a spa

Builders Details (if known)

Name		Registration No.	
Company Name		Company Registration No.	
Address		Phone No.	
Email Address		ACN/ARBN	

Natural person for service of directions, notices and orders (if builder is a body corporate)

Name		Phone No.	
Postal Address		Postcode	

Building Practitioners and Architect engaged to prepare documents in the building work.

Practitioners Name	Category & Class	Registration No.

Cost of Building Work

Is there a contract for the building work?

Yes		Contract Price (Please supply a copy of the contract / quote)	\$	
No		Estimated cost of the works (including the cost of labour and materials) and attach details of the method of estimation.	Erection	\$
			Concrete Slab / Footings	\$
			Structural Kit / Project	\$

	Does the building work relate to more than one class of building, including a class of building referred to in section 205G(2A) of the Building Act 1993 and a class 1, 9 or 10 building?	Yes	
		No	
	If yes, provide the cost of the building work that relates to the class or classes referred to in section 205G(2A) of the Building Act 1993 and the cost of the building work that relates to a class 1, 9 or 10 building:	Cost of building work relating to a class 2, 3, 4, 5, 6, 7 or 8 building	\$
		Cost of building work relating to a class 1, 9 or 10 building	\$

Stage Building Permits Only – Stage of Building Work (The application form is required to be completed for each stage)

Is this permit to be issued over stages: Yes No

If yes please tick what stage this application is for and supply the cost of works for the project and stage:

Slab Stage Lock Up Completion

Cost of Works for the entire project: \$ _____ Cost of Works for this stage only: \$ _____

I can confirm that a building permit application for the proposed building work has not been lodged with another building surveyor.

Signature of Owner or AgentDate

SHED FOOTINGS DECLARATION

- Will be constructed with a piers and slab design
- Will be constructed with a piers and no slab design
- Will be constructed with a piers and in-fill slab design

SHED STATEMENT DECLARATION

- Will be used solely for farming purposes (ie storage of farm machinery, tools and fodder), The shed is required for the storage of equipment required for maintaining rural land AND the shed will not be used for any form of commercial or industrial purposes AND I make this solemn declaration conscientiously believing the same to be true.
- The shed is for purposes associated with the existing dwelling and not farm/rural use.
- The shed is for purposes associated with agricultural use (ie cropping, grazing, animal husbandry, intensive animal keeping, horticultural growing or dairy farming)
- Will be used solely for commercial purposes (ie storage of business equipment), The shed is required for the storage of equipment AND the shed will be used for commercial or industrial purposes AND I make this solemn declaration conscientiously believing the same to be true

COMPLETION STATEMENT

We wish to advise you of the following clause that affects occupation of sheds:

'If a building is in use, a certificate of final inspections must be issued pursuant to Regulation 37 of the Building Regulations 2018. Councils monitor such activity and can issue fines if this is not complied with. Non-compliance may also invalidate your insurance. So hence any contents that may be stored in the shed (boats, car, tools etc.) may not be covered under your house and contents insurance.

Please remember that there is a 2 year time period from when a permit for a shed is issued until a certificate of final must be issued, the above clause prohibits using a building that has not been finalised by us.

All items on the building permit including connection of downpipes must be addressed before a certificate of final can be issued.

Appointment of Building Surveyor by the Owner:

Please complete and signed the statement below so that we can issue your Building Permit, carry out our inspections and issue an Occupancy Permit or Certificate of Final for your building project. We will also provide Council with a copy of the Building Permit, approved plans and required documents for their records.

I, _____ (Name of owner), appoint B4U Build Building Consultants as the relevant building surveyor pursuant to section 78 of the Building Act 1993 for the purpose of issuing a building permit, carry out building inspections and issuing an Occupancy Permit or Certificate of Final Inspection for the proposed building work at the above site address.

Signature of Owner: _____ Date: _____

Authorisation to Act as an Agent of the Owner:

Please complete and sign the statement below which will allow your nominated agent to submit an application for a Building Permit on your behalf. We will provide your agent with a copy of the Building Permit to allow you to begin construction and a copy of the Occupancy Permit or Certificate of Final upon completion of the building work.

I, _____ (Name of owner), authorise
 _____ (Name of builder / agent)

to act as my agent pursuant to section 240 of the Building Act 1993 for the purpose of submitting an application for a Building Permit and/or Occupancy Permit to the relevant building surveyor for the proposed building work at the above site address.

Signature of Owner: _____ Date: _____

PROPERTY INFORMATION DECLARATION

Septic / Sewerage system	Storm Water Drainage
<input type="checkbox"/> This property has been upgraded to a reticulated sewerage system	Stormwater will discharge to:
<input type="checkbox"/> Currently still on a septic system	<input type="checkbox"/> existing system connected to the dwelling
Building in Bushfire Prone Areas (B.A.L)	<input type="checkbox"/> stormwater connection point at the front of council gutter
<input type="checkbox"/> existing dwelling built prior to Year 2009	<input type="checkbox"/> water tank with overflow connected to one of the above
<input type="checkbox"/> existing dwelling built after the Year 2009	<input type="checkbox"/> other method – please specify: