

Domestic Shed / Carport Projects – Applications for Building Permit

Items to be submitted (note - additional information may be requested following assessment)		
☐	Completed application form – Form 1	
☐	Completed appointment document (for G2G to become the relevant building surveyor for the project)	
☐	Title certificate (less than 6 months old and shows current proprietor)	
☐	Title diagram (title diagram)	
☐	Soil classification report (where footing design is determined by soil class)	
☐	Planning permit and associated endorsed plans from Council (or written advice from Council that a planning permit is not needed),	
☐	BAL assessment if shed / carport located <6m from dwelling (bushfire prone areas only and not needed if BAL prescribed in planning permit or planning scheme)	
☐	Architectural / structural plans (see notes 1 for architectural / structural drawing requirements)	
☐	Site plan (see notes 2 for site plan requirements)	
☐	Structural plans for the proposed building, and certificate of compliance from that engineer. Certificate to be addressed to – Good 2 Go Building Permits, 1328 Geelong Road MOUNT CLEAR 3350, admin@good2gobp.com.au	
☐	Property information certificate from Council (Building Regulation 51(2))	G2G can obtain
☐	Legal point of stormwater discharge from Council (Building Regulation 133)	G2G can obtain

For owner builder projects:

☐	Cost of work breakdown,
☐	Owner builder consent from the Building and Plumbing Commission (only for domestic projects with project value >\$20K),

For registered builder projects:

☐	Copy of the executed major domestic building contract (only when project value >\$10K)
☐	Copy of the domestic building certificate of insurance (only when project value >\$20K),

Notes 1:

Matters to be shown on architectural / structural drawings (drawings to be at a scale of not less than 1:100)	
☐	Notation regarding window / door compliance with AS2047 and AS1288 – pursuant to BCA 2025 Part H1D8 and 8.3.1 – where applicable.
☐	Notation regarding visibility of glazing, location and extent of markings – pursuant to BCA 2025 Part 8.4.7 – where applicable.
☐	The location of natural ground level (NGL) at each elevation and the NGL height below / above (dimensioned) the finished floor level of the proposed building, including any cut/fill (soil) arrangements.
☐	Wall heights of the building (dimensioned) at each elevation, measured to the natural ground level, for the purposes of Building Regulation 75/79/80/81.
☐	Notation regarding the installation of safety mesh (to AS4389:2015) below plastic roof material (if applicable), where plastic roof material is located >3.0m above floor level below.

Notes 2:

Matters to be shown on site plan (drawings to be at a scale of not less than 1:500)	
☐	Project name
☐	Street address
☐	Owners name(s)
☐	Design date
☐	Designers name – to be the owner, or a suitably qualified registered building practitioner (provide evidence of registration).
☐	North point
☐	Dimensions of the proposed building
☐	The boundary locations and dimensions of the allotment
☐	The distance to the nearest intersecting street
☐	Any easements that are relevant to the proposed building work
☐	The proposed use of the building (domestic storage shed / carport)
☐	Proposed building setback distances / dimensions, from boundaries
☐	Proposed building setback distances / dimensions, from any existing building on the allotment
☐	Show stormwater layout from down pipes to legal point of stormwater discharge (LPOD)
☐	Downpipe locations
☐	downpipe type and sizes
☐	The soil depth / coverage to below ground stormwater lines (100mm min to non-trafficable areas)
☐	The location of wastewater or septic system / effluent field/s (if applicable) – ensuring there is at least a 6m gap between effluent field and proposed building
☐	Show front wall setback distance (dimension) for proposed building and front wall setback distances for buildings on adjoining allotments (Building Regulation 74)
☐	Show location and extent (dimension and m2) of proposed site coverage (Building Regulation 76)
☐	Show location and extent (dimension and m2) of proposed garden area (Building Regulation 76A)
☐	Show location and extent (dimension and m2) of proposed permeable surface (Building Regulation 77)
☐	Show location and extent (dimension) of proposed carparking (Building Regulation 78) – if applicable
☐	Show (dimension) proposed side / rear setback distances (Building Regulation 79) - if applicable
☐	Show (dimension) proposed length of walls / carports on boundary (proposed and existing) (Building Regulation 80) - if applicable
☐	Show location and extent (dimension) of proposed daylight to existing habitable room windows of dwelling(s) an adjoining allotment(s) (Building Regulation 81) – if applicable
☐	Setback distances from north facing habitable room windows, of existing dwelling(s) on adjoining allotments (Building Regulation 82)
☐	Show location and extent (dimension) of recreational private open space for dwelling(s) on adjoining allotments, and show proposed overshadowing diagrams (Building Regulation 83) – if applicable
☐	Show location and extent of proposed daylight to habitable room windows on subject land (Building Regulation 85) – if applicable
☐	Show location and extent (dimensioned) of proposed private open space (Building Regulation 86) - if applicable