

Checklist – Construction of a shed (domestic and farming)



A planning permit may be required for the construction of a domestic or farming shed depending on the zone and overlays that apply to your property.

Note: if the shed is going to be located on a vacant lot, it may be treated as a warehouse and will be subject to additional requirements as per the National Construction Code.

An application for the construction of a shed should be accompanied by the following information:

<p>A current copy of title and details of any registered restrictive covenant or Section 173 Agreement</p>	<p>A copy of title and associated restrictions can be accessed via : https://www.landata.online/ The title must be no older than 90 days old.</p> <p>A copy of any agreements shown on the title documents.</p>	
<p>Development plans drawn to scale</p>	<p>The plan should be drawn to a scale of 1:100 or 1:200 and show:</p> <p>The location of any existing buildings to be retained and proposed buildings. The plans must include the setback of all structures from side boundaries.</p> <p>Location of car parking facilities, including access ways and turning areas. Dimensions of all car spaces, including internal dimensions of garaging, must be provided, along with dimensioned access way widths.</p> <p>Floor plan</p> <p>Elevations correctly labelled showing building heights and wall heights from natural ground level, finished floor and ceiling levels. It is recommended that levels are provided.</p> <p>Details of any fencing.</p> <p>A schedule of materials and finishes.</p> <p>Location of buildings on adjoining properties</p> <p>Location of existing and proposed vegetation including trees, garden beds and any other landscaping;</p> <p>Location of driveways. Any driveways which provide access to a highway or a road with a Transport Zone 2 or 3 will require referral to the Head, Transport for Victoria.</p>	
<p>Any application requirements specified by the zone or overlay</p>	<p>Depending on which zones and overlays apply to your property, you may be required to submit additional documentation responding to standards and objectives.</p> <p>For example:</p> <p>1) A shed within Land Subject to Inundation Overlay (LSIO)</p> <p>A shed within an LSIO is required to be accompanied by flood level information. This can be obtained from the Wimmera</p>	

	<p>Catchment Management Authority (WCMA).</p> <p>The requirements can be found here: https://planning-schemes.app.planning.vic.gov.au/Yarriambiack/ordinance/44.04-s</p> <p>You may use the relevant overlay checklist to assist with your application.</p>	
<p>A completed Application for Planning Permit form and payment of the relevant fee</p>	<p>Once all this information is prepared, you can complete a planning permit application form available via the link below and lodge the application via:</p> <ul style="list-style-type: none"> • Email to planning@yarriambiack.vic.gov.au • Online portal: https://yarriambiack.greenlightopm.com/ <p>The forms, templates and relevant fees can be found at: https://www.yarriambiack.vic.gov.au/Plan-and-Build/Planning/Planning-Forms</p>	

Other permits/ regulations you will need to consider:

- Building Permit – obtained either from Yarriambiack Shire Council's Municipal Building Surveyor or a Private Building Surveyor of your choice.
- Legal point of discharge – to find the point to which the development should be drained, obtained from Council's Technical Services Department.
- Vehicle Crossing Permit – to construct a new vehicle access point/driveway to the road, obtained from Council's Technical Services Department.

Disclaimer: Please note this checklist is for standard information required for lodgement. Additional information may be required by Council when assessing your application.