

Property Services : Planning & Building Advice Information Sheet

SHEDS & GARAGES

The Property Services Unit within Synod of Victoria assists all parts of the Church to manage properties for purchase, sale, build, lease and maintenance. The UCA Property Services team offers advice as an internal resource to ensure that risks are managed.

The advice below is provided, current as at 1st January 2018.

- Sheds lower than 2.4 metres (approx. 8 ft) and located more than 900mm from adjoining properties generally will not require Council Planning approval, however, in certain circumstances a Planning Permit may be required.
- Most sheds and garages require a building permit, unless they are of a freestanding metal type less than 10m² in size and located at least 1m from the property boundary.
- The installation of roof sheeting, flashings, guttering, downpipes or other regulated plumbing work on a shed, regardless of scale, must be carried out by a licensed or registered plumbing practitioner. If the value of the plumbing work exceeds \$750 a compliance certificate is required from a licensed plumbing practitioner.

Domestic Builder – Residential Homes:

If a Domestic Builder intends to carry out building work where the cost is more than \$10,000, then a major domestic building contract is required to be entered into. If the work under the domestic building contract is greater than \$16,000, the works must be covered by domestic building insurance (home owners warranty insurance - HOW). If the domestic building work requires a Building Permit, this will be issued by a registered Building Surveyor conditional upon the design meeting the minimum building standards.

Commercial Builder – Churches and Halls:

If a Commercial Builder intends to carry out building work they must have the capacity to undertake the work in a competent manner and to a professional standard, to plan, manage and co-ordinate building projects. If the commercial building work requires a Building Permit this will be issued by a registered Building Surveyor conditional upon the design meeting the minimum building standards.

UCA Property Services can provide further support and advice to engaging a suitably qualified Builder.

As part the UCA, OH&S policy, The Uniting Church in Australia requires that all contractors working on or at property undertake an Online Health & Safety Induction Course. This is available on line at <http://www.inductme.com.au/uca>

Check for easements on the property. When an easement is obstructed, it can prevent important maintenance work and block the flow of storm water. If your plans impact an easement, either modify the plans or enquire whether your proposed development qualifies for approval.

For further support from The Uniting Church in Australia Property Services team, please call 9251 5949 or email property@victas.uca.org.au