

## SHEDS

*What is needed to obtain approval from Council?*

Like all things in life nothing stays the same. So it is for getting approval for sheds/garages and the like. The need for extra paperwork relating to the exact shed being built is now mandatory. No ifs or buts.

**No approval will be issued until all the paperwork is provided to the Council for the Development Manager to assess the proposal and make a decision, hopefully in your favour.**

So what's new?

We still have to fill out the application form from the Council Office

We still need a very accurate scale site plan with all existing buildings and septic tank plotted onto the site plan. Remember it must also be in ink, not pencil. Remember that if the shed is to be exactly on the boundary it will need an internal (box) gutter.

We now have to have from the shed maker a full set of engineers details (computations & calculations) relating to that specific shed. This can be as many as 25 or so pages. The shed maker will most likely tell you that they will not supply those until you pay a deposit or purchase the shed. So what do you do? Talk to the Development Manager about your proposal so you can see if your proposal might be approved. After that you will be able to complete your negotiations with the shed maker. This is the most important change and it is critical to either gaining an approval or refusal.

Once we have all of the above the matter becomes very simple and usually results in everybody being satisfied with the outcome.

If you have any questions regarding this or any development matter please make sure that you speak to the Development Manager either when he visits our council office or on the phone at 8688 2976 or 0428 882 976