



# Application Checklist (large project)

Building Act 1993, Building Regulations 2018

NOTE: This is not a complete or exhaustive checklist. Additional items may be required once the assessment of the application has been completed.

Documents Required for Major Project	Tick
Completed Application Form (Form 1) & Application Assessment Fee (as quoted) MUST be paid at time of application (will be deducted from final permit fee). NOTE: the application form must include Owner's & Builder's details plus the estimated cost of works.	
Letter of Appointment (to be signed by owner/s)	
Provide a current copy (within last 90 days) of the Certificate of Title and Plan of Sub-division for the allotment including any applicable Covenants or Section 173 Agreements incl. evidence of ownership.	
Town Planning inquiry from the relevant council (letter or details of person in Council you have spoken with). If Planning Permit is required, provide two copies of the Town Planning Permit and endorsed drawings.	
Legal Point of Discharge Advice under Reg 133 obtained from Council.	
Provide a copy of the Property Information, under Reg 51(2), that applies to the allotment. <b><u>This information must be obtained from Council</u></b> and must contain the information relating to flooding under Reg 153 & 154.	
<p>Working Drawings &amp; Specifications:</p> <ul style="list-style-type: none"> <li>▪ Site area calculations incl. permeable areas of the allotment;</li> <li>▪ Car parking provisions;</li> <li>▪ North position;</li> <li>▪ Show position, size and type of windows on adjoining allotments</li> <li>▪ Shadow/overlooking diagrams</li> <li>▪ Existing conditions</li> <li>▪ All dimensions and setbacks to boundaries</li> <li>▪ Elevations showing wall heights</li> <li>▪ Sections showing ceiling heights</li> <li>▪ Floor levels/step heights</li> <li>▪ Location/width of easement/s.</li> <li>▪ Wall types &amp; flooring</li> </ul>	
Engineering Drawings, Computations, Wall Bracing Design & Certification. For multiple units on a site, storm water drainage design will also be required.	
Energy Efficiency 6-Star Report & stamped plans. Solar HWS or 2000lt Rainwater Tank connected to all flushing toilets required for all new dwellings	
Council or Relevant Authorities consents for siting/build over easement etc (if applicable)	
Soil Report	
Re-establishment survey & site contour survey	
Builders Warranty Insurance & copy of Building Contract (if <b>registered builder</b> carrying out works over \$16,000), OR if <b>owner-builder</b> , a certificate from the Victorian Building Authority (VBA) if cost exceeds \$16,000. Phone VBA on 1300 815 127 for further info on Owner Builder Certificates.	