BEFORE YOU LODGE

Garages, carports and sheds

Class 10a outbuildings

In the NCC, garages, carports and sheds fall into Class 10a. Some small carports and sheds are exempt, but larger ones and every garage need approval. This list covers what to prepare for a CDC or a construction certificate lodged on the NSW Planning Portal. Tick items off as you collect them.

Needed for almost every application

- [ ] Title search for the lot showing ownership and the lot and plan numbers.
- [ ] Written owner consent if a builder or shed supplier lodges for you.
- [ ] Section 10.7 planning certificate to check which codes and land controls apply.
- [ ] Survey or detailed site plan with boundaries and levels; your certifier will usually ask for it.
- [ ] Plans and elevations of the structure with dimensions, heights and setbacks marked.
- [ ] Engineering certificate or the kit supplier's structural drawings for the frame, footings and slab.
- [ ] Cost estimate for the outbuilding, with GST included in the figure.
- [ ] Long service levy at 0.25% if the outbuilding's cost with GST is $250,000 or above, payable online or at some councils.

Outbuilding details

Exempt limits for sheds depend on zone and lot size, so check the current figures with your certifier.

- [ ] Carport area within exempt limits: 20 m² where lots are 300 m² or smaller, 25 m² or 50 m² above that.
- [ ] Carport height capped at 3 m, set back 1 m or more behind the building line, if it is to remain exempt.
- [ ] Garage height shown on elevations; a detached garage under the Housing Code can be up to 4.5 m.
- [ ] Use statement confirming the building holds cars or storage only and will not be lived in.
- [ ] Stormwater details showing roof water directed to the site's stormwater system.
- [ ] Engineer's specification for any connection to the house fascia.
- [ ] Site plan showing the driveway and how the garage or carport links to the street.
- [ ] Demolition details for any old shed, garage or carport being removed first.

Only if it applies to your lot

- [ ] Non-combustible materials for sheds on bush fire prone land, and for carports closer than 5 m to a house.
- [ ] BAL certificate, by council or a consultant, when seeking a CDC on bush fire prone land.
- [ ] Heritage check: exempt carports are barred on heritage item lots, and go in the back yard in conservation areas.
- [ ] Flood control lot information if council has flagged flood controls on the planning certificate.
- [ ] Easement and sewer locations, since slabs and footings may need to keep clear of them.

General guide only. Your certifier confirms the documents your project needs. Checked against NSW requirements, October 2026.

Council fees, bonds and authority approvals

Amounts and triggers differ from council to council, so check the current figures with your council or certifier.

- [ ] Contributions (s 7.11 or s 7.12) under council's plan or the consent, usually due before the CC, or before CDC work.
- [ ] For a DA and CC: copies of the consent and stamped plans, showing how every pre-CC condition has been met.
- [ ] Council registration fee for each certificate your certifier lodges, a modest flat charge to confirm in your quote.
- [ ] Damage security bond paid to council where the consent, CDC or council policy calls for one, covering kerbs, footpaths and roads.
- [ ] Section 138 Roads Act consent from council for a new or changed driveway, kerb crossing or any work on the footpath.
- [ ] Water authority sign-off on the plans, through Sydney Water's Tap in service or Hunter Water, before construction starts.

After approval and before work starts

- [ ] Principal certifier appointed by the owner on the Planning Portal before footings are dug.
- [ ] HBCF insurance from the builder if the contract is over $20,000, or an owner-builder permit for work over $10,000.
- [ ] Notice of commencement sent to council at least 2 days ahead.
- [ ] Neighbour notice for a CDC: 7 days before work in metropolitan areas, 2 days in regional areas.
- [ ] Inspection bookings with your principal certifier for the footing, slab and frame stages.

> Many shed and carport jobs can be sized to fit the exempt rules, but only when every standard is met. A quick CertifiBuild plan assessment tells you whether you need a CDC before you order a kit.

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