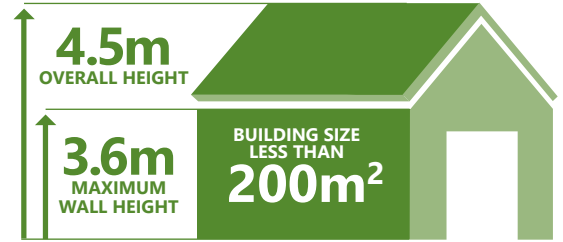


# Category 1 - Low Risk Building Work

## Do it yourself checklist for farm sheds

Building Approval is not required for farm sheds that meet the below criteria. A Planning Permit or Plumbing Approval may still be required.

Building work can be undertaken by a licensed builder, the property owner or any competent person, but must comply with the requirements of the National Construction Code.



### Step 1

#### Planning Permit Checklist

A Planning Permit may be required before Building or other approvals are granted.

- I have a current Planning Permit for my farm shed  
or  
 I have written confirmation from Council's Planners that I do not require a Planning Permit for my farm shed

#### What if I do not have either of these?

A basic plan will need to be drawn that shows the dimensions of your farm shed and where on your land it will be built. The plan can be drawn by yourself or any competent person.

Send the plan to Council's Planners for review. Plans can be emailed to [mail@mvc.tas.gov.au](mailto:mail@mvc.tas.gov.au) or you can deliver your plan to Council's office. Include the address of the property where the building is intended to be built and your contact details. If you are unsure or need help, contact Council on 6393 5300 and ask to speak with a Planner.

### Step 2

#### Building Approval Checklist

- My farm shed is not associated with building work that would be classified as Notifiable Works or work that would require a Building Permit  
 I will be using my farm shed for vehicle parking, storage purposes and/or sheltering livestock  
 My farm shed is engineer designed & pre-fabricated and the engineer's design documents have been purchased and will be referred to for construction

#### Size Limitations

- My farm shed will be no larger than 200m<sup>2</sup>  
 My farm shed will be no higher than 4.5m overall from finished ground level  
 The walls of my farm shed will be no higher than 3.6m  
 My farm shed will have a roof span no larger than 9m  
 My farm shed will be a single storey building

#### Site and Location Limitations

- My garage, shed or carport will not be built over an on-site waste water management system  
 No building work will be undertaken within 2m of an easement or other infrastructure  
 The building site is not located in landslip hazard area  
 The building site is not located in a bushfire prone area **or** if it is located in a bushfire prone area it will be built a minimum of 6m from a dwelling and a minimum of 3m from a title boundary or another building and will have fire separation in accordance with the *National Construction Code (NCC) Vol.2*, part 3.7.1.6 for a Class 7 or 8 building

# Category 1 - Low Risk Building Work

## Excavation and Fill Limitations

If my farm shed is located within 1.5m of a boundary:

- Any associated excavation or fill will not be more than 500mm or 0.5m

If my farm shed is located more than 1.5m from a boundary:

- Any associated excavation or fill will not be more than 1200mm or 1.2m

- When undertaking work close to a boundary, protection work will be carried out to ensure the safety of adjoining properties

## Additional Requirements

- Building work will comply with the construction requirements of the *National Construction Code* (NCC)
- If the value of the work is more than \$20,000, payment of the State Government statutory fees and levies will be made to Council

## Notification to Council

At the completion of the work, I will notify Council and provide Council with the following:

- A completed copy of FORM 80 Notification of Low Risk Work
- A copy of the engineer's plans for the farm shed
- A site plan showing dimensions (an annotated print-out of an aerial map is acceptable)

## Step 3

### Plumbing Approval Checklist

- I have been issued with a Plumbing Permit for my farm shed
- or**
- My farm shed is not located in a karst area and is not located in an area that is subject to landslip and subject to flooding and;

A licensed plumber will be undertaking the work and will supply Council with a completed FORM 80 Notification of Low Risk Work within two (2) days of finishing the work and;

Plumbing works are limited to stormwater drainage only and stormwater will be managed so as not to cause a nuisance to neighbouring properties in accordance with the *Urban Drainage Act, 2013*.

## Be certain about what is required

**Building regulations are complex and mistakes can be costly. It is the responsibility of you and/or your builder to ensure that your farm shed complies with all of the criteria listed above and the requirements of the National Construction Code (NCC).**

**If you or your builder are unsure, a licensed building surveyor will be able to provide you with advice.**

**More information and a list of local building surveyors can be found by selecting Building & Plumbing from the menu on Council's website at [www.meander.tas.gov.au](http://www.meander.tas.gov.au)**