

Do it yourself checklist for cubby houses and playground equipment

Building Approval is not required to construct cubby houses and playground equipment 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 (NCC).

Step 1

Planning Permits

- ☐ I have a current Planning Permit for my cubby house and/or playground equipment.
- or
- ☐ I have written confirmation from Council's planners that I do not require a Planning Permit for my cubby house and/or playground equipment.

What if I do not have either of these?

You will need to draw a basic plan that shows the dimensions of your cubby house and/or playground equipment 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 or you can deliver your plan to Council's customer service office at 26 Lyall Street, Westbury. Include the address of the property where the cubby house and/or playground equipment is intended to be built and your contact details. If you are unsure or need help, contact Council on 6393 5300 to speak with a planner.

Step 2

Building Approval

Building Approval is not required if your cubby house and/or playground equipment meets the below criteria:

- ☐ Construction of the cubby house and/or playground equipment is not associated with building work that would be classified as Notifiable Works or work that would require a Building Permit.

Size Limitations

- ☐ Is not larger than 18m² in area.
- ☐ The wall height is a maximum of 3m high.
- ☐ The cubby house and/or playground equipment is no more than 4.5m in over-all height from finished ground level.

Site and Location Limitations

- ☐ The cubby house and/or playground equipment will not be built over an on-site waste water management system.
- ☐ If located within 1.5m of the property boundary, excavation or fill will be no more than 0.5m (500mm).
- ☐ If located more than 1.5m from the property boundary, excavation or fill will be no more than 1.2m (1200mm).
- ☐ If construction is close to a boundary, protection work must be carried out to ensure the safety of adjoining properties.
- ☐ The building will have fire separation in accordance with the NCC*

*Vol.2, part 3.7.1.6 for a Class 10a building.

Category 1 - Low Risk Building Work

Step 3

Plumbing Approval

- ☐ I have been issued with a Plumbing Permit for my cubby house/playground equipment.
- or
- ☐ The cubby house/playground equipment is not located in a karst area and is not located in an area that is subject to landslip and/or subject to flooding.
- ☐ The plumbing work is limited to stormwater drainage only.
- ☐ A licensed plumber will be undertaking the work and will supply Council with a completed Form 80 - Notice of Low Risk Work (Building and Plumbing) within five (5) days of finishing the work.
- ☐ Stormwater will be managed in accordance with the *Urban Drainage Act, 2013* so as not to cause a nuisance to neighbouring properties.

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 cubby house or play equipment complies with all of the criteria listed above and the requirements of the 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