

Do it yourself checklist for a gazebo, barbecue shelter or pavilion

Building Approval is not required to construct a gazebo, barbecue shelter or pavilion that meets 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 Permit Checklist

- ☐ I have a current Planning Permit for my gazebo, barbecue shelter or pavilion.
- or
- ☐ I have written confirmation from Council's planners that I do not require a Planning Permit for my gazebo, barbecue shelter or pavilion.

What if I do not have either of these?

A basic plan will need to be drawn that shows the dimensions of your gazebo, barbecue shelter or pavilion 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 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 gazebo, barbecue shelter or pavilion is being built as a stand alone project and not part of a larger project that is or would be classified as Category 3 or 4 Building Work.
- ☐ My gazebo, barbecue shelter or pavilion is free-standing.
- ☐ Is open on at least one side.
- ☐ Is not constructed of masonry or concrete.

Size Limitations

- ☐ My gazebo, barbecue shelter or pavilion will be no larger than 18m²;
- ☐ Will be no higher than 3.5m overall from finished ground level.
- ☐ Will be a single storey building.

Site and Location Limitations

- ☐ My gazebo, barbecue shelter or pavilion 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.
- ☐ When undertaking work close to a boundary, protection work will be carried out to ensure the safety of adjoining properties.
- ☐ The building site is not located in landslip hazard area.
- ☐ Fire separation will be provided 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 Checklist

- ☐ I have been issued with a Plumbing Permit for my gazebo, barbecue shelter or pavilion.
- or
- ☐ My gazebo, barbecue shelter or pavilion 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 - Notice of Low Risk Work (Building and Plumbing) within five (5) 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*.

Additional Requirements

- ☐ Building work will comply with the construction requirements of the 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.

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 gazebo, barbecue shelter or pavilion 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