

CATEGORY 1-LOW RISK BUILDING WORK

Do it yourself checklist for low decks

Building Approval is not required to construct a low deck 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 deck.
or
- I have written confirmation from Council's Planners that I do not require a Planning Permit for my deck.

What if I do not have either of these?

A basic plan will need to be drawn that shows the dimensions of your deck 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 deck 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 deck is not associated with building work that would be classified as Notifiable Works or work that would require a Building Permit.

Size and Design Limitations

- My deck is not higher than 1m above any adjacent surfaces including ground level.
- My deck is not covered by a roof, shade structure or garden structure etc.

Site and Location Limitations

- My deck 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.
- My deck is not located in a landslip hazard area.
- My deck 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.

Excavation and Fill Limitations

If my deck is located within 1.5m of a boundary:

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

If my deck 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 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 deck 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