

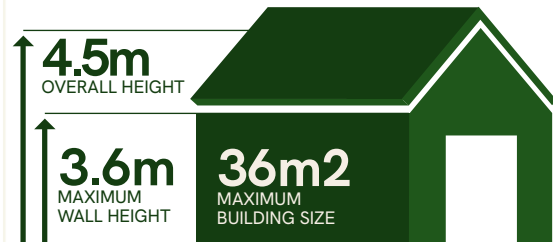
CATEGORY 1-LOW RISK BUILDING WORK

Do it yourself checklist for large garages, sheds and carports

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 garage, shed or carport.
- or
- I have written confirmation from Council's planners that I do not require a Planning Permit for my garage, shed or carport.

What if I do not have either of these?

A basic plan will need to be drawn that shows the dimensions of your garage, shed or carport 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

- My garage, shed or carport 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.
- I will be using my garage, shed or carport for vehicle parking and/or storage purposes.
- My garage, shed or carport is engineer designed & pre-fabricated and the engineer's design documents have been purchased and will be referred to for construction.

Size Limitations

- My garage, shed or carport will be no larger than 36m².
- My garage, shed or carport will be no higher than 4.5m overall from finished ground level.
- The walls of my garage, shed or carport will be no higher than 3.6m.

- My garage, shed or carport 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 will have fire separation in accordance with the NCC.*

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

Excavation and Fill Limitations

- If my garage, shed or carport is located within 1.5m of a boundary:
Any associated excavation or fill will not be more than 500mm or 0.5m.
- If my garage, shed or carport 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.

STEP 3 | Plumbing Approval

- I have been issued with a Plumbing Permit for my garage, shed or carport.
or
- My garage, shed or carport 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 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*.

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.

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-Notice of Low Risk Work (Building and Plumbing)**.
- A copy of the engineer's plans for the building or a photograph of the completed work.
- A site plan showing dimensions (an annotated print-out of an aerial map is acceptable).

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 garage, shed or carport 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