

## Register of Key Changes to Director's Determination – Categories of Building and Demolition Work Version 1.4 (April 2021)

### General Matters

Clause No.	Work	Determination Change
Clause numbering	Throughout	Numbering revised where necessary due to changes
Standard Limitations	Throughout	Format of Standard Limitations changed for ease of reading
Scope		Addition of Purpose to document to clarify scope and provide guidance to supporting material
Standard Limitation	Fire Separation	New Fire separation of Low Risk Structures Standard Limitation appropriately removes the ability for Class 10a buildings which would require fire resistance levels due to proximity to other buildings from being constructed as Low Risk Work
General Requirements		New format for General Requirements

### Category I - Low Risk Building/ demolition work by owner, competent person or licensed builder

Clause No.	Work	Determination Change
General		Additional clarification wording provided, including in regards to Planning, Protection Work, Standard Limitations and General Requirements
I.0.1	Non-structural repairs etc.	Inserted: Replacement materials in Bushfire Hazard Areas must conform to the Bushfire Attack Level as determined for the original construction.
I.1.2	Addition of skylights, roof windows etc.	Inserted: Installations must be parallel to existing roof plane
I.1.5	Screen enclosure of a balcony	Inserted: If the difference in level exceeds 1m, a compliant balustrade must be in place and remain as an effective barrier following installation of the enclosing screen material.
I.1.6	Installation of a solid fuel heating appliance etc.	Explanatory notes updated, including references to required approved forms.
I.1.7	Tank Stands	Tank stands not to be 1.2m above any point of the adjacent natural ground level.

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1.1.8	Residential lifts	Lift not to take the place of the only stair between levels.
1.1.10	Solar Panels	Additional general Explanatory information for the 'single and separate structures'
1.1.12	Smoke Alarms	New Clause to provide a low-risk category for installation of residential smoke alarms in existing buildings.
1.2.1	Caravan Annexe	Removed 'habitable' from category, to provide for all such structures.
1.3.9	Non-habitable free standing garden structures etc.	New limitation excludes masonry or concrete construction
1.3.10	Non habitable free standing garden structures etc.	New limitation excludes masonry or concrete construction
1.3.12	Spa Pools	Spa Pools relocated to Category 3 Work alongside the mandatory Pool Safety Barrier
1.3.15	Cubby House or playground equipment	Work description changed to be specifically for such structures on private land.
1.3.16	Pathways, driveways and paving	Removed from Categories of Work as pathways, driveways and paving are not 'building work'
1.3.17	Small Telecommunication Facilities	Retitled, to capture dishes and other similar structures/installations. Also incorporating repair and maintenance of small telecommunications.
1.5.2	Height Restriction Gantries	Limitation added restricting size of gantries not greater than 2m <sup>2</sup>
1.7.1	Demolition/removal of low risk structures	Limitation added regarding structures required for the fighting of bushfires
1.8.1	Temporary Structures	Limitation added that such structures are to be installed or placed at ground level
1.8.2	Temporary builders' sheds	Limitation added that such structures are to be installed or placed at ground level

Clause No.	Work	Determination Change
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### Category 2 Low Risk Building/ demolition work by licensed builder/ demolisher

2.0.1	Repair, renewal or maintenance	Minor terminology changes
2.0.2	Minor interior renovations of kitchens, bathrooms or laundries	New Clause to clearly provide for low risk alterations and renovations of bathrooms, kitchens and laundries
2.1.1	Alterations of interior non load bearing walls Class 1	New limitation that excludes work that may impact upon fire safety measures within Class 1b buildings
2.1.2	Porch or veranda	Minor terminology changes
2.1.3	Residential passenger lift etc.	Lift not to take the place of the only stair between levels.
2.1.4	Ramps for occupant access	Inserted reference to Australian Standards
2.2.3	Air Conditioner	Relocated from Category 1. Work to be performed by competent person.
2.3.2	Shed, garage etc. (prefabricated)	Removed as duplicate of Low Risk Category 1
2.3.3	Small scale windmill or turbine	Clarification of max dimensions
2.3.4	A permanent swimming pool or spa pool	Relocated to Category 3 Work alongside the mandatory Pool Safety Barrier
2.3.4	Installation of roller shutter, roller door or grilled door	Relocated from Category 1. By a competent person.
2.3.5	Non-habitable garden structures	Clarification wording of 'or similar structures' added
2.5.1	Maintenance, minor repairs and minor alterations	Clarification wording added regarding flashing and roof plumbing
2.5.2	Internal fit-out of commercial buildings	<ul style="list-style-type: none"> <li>• Building Surveyors assessment to be provided to Council with Form 80</li> <li>• Excludes work in food premises or work that impacts fire safety systems</li> </ul>

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2.5.3	Ramps for access of persons with a disability	Building Surveyor statement to be provided to Permit Authority with Form 80
2.6.0	Signs	Clarification wording added that this category includes support structures
2.7.1	Demolition of Low Risk Structure	Clarification wording added that asbestos removal to be by licensed persons
2.7.2	Demolition of Class 10 buildings	Clarification wording added that asbestos removal to be by licensed persons
2.7.3	Demolition of sign, plinth etc.	Removed as captured under 2.7.1
2.8.1	Minor structural work assessed by Building Surveyor as Low Risk	<ul style="list-style-type: none"> <li>• Building Surveyors assessment to be provided to Council with Form 80</li> <li>• Excludes work in food premises or work that impacts fire safety systems</li> </ul>

### **Category 3 - Notifiable Building Work**

3.0.1	New Building (Class 1a and Class 1b), additions or alterations	<ul style="list-style-type: none"> <li>• Removal of planning approval requirement from the categorisation of building work</li> <li>• Inclusion of limitations relating to high hazard areas</li> <li>• Inclusion of limitation of maximum rise of storeys being 2</li> </ul>
3.0.2	Solar Panels	Clarification that category includes ground-mounted panels
3.1.5	Tank and support slab	Removed as duplication of 3.1.6 (now 3.1.5)
3.1.5	Tank or silo and its supporting base, slab, pad etc.	Now includes frame.
3.1.8 & 3.1.9	Swimming Pool Access Barrier and associated Swimming Pool or Spa Pool	Barriers and Pools/Spa Pools placed into one category to make clear that all pool work, other than temporary pools, is Notifiable Work.
3.2.1	Demolition of Class 1 and any associated Class 10	Changed to include all Class 10 structures, not solely Class 10a

<b>Clause No.</b>	<b>Work</b>	<b>Determination Change</b>
3.3.1	Additions to existing buildings	Removal of planning limitations, and insertion of new limitation excluding work to buildings of Type A Construction
3.3.4	Alterations or additions to mechanical building services	New clause provides for an appropriate category for this work.
3.3.5	Minor alterations or additions to a fire safety system	New clause provides for an appropriate category for this work.
3.5.3	Boundary or Retaining Walls	Deleted from Categories of Work as a duplication.
3.6.2	Construction or demolition of telecommunications facility	Now includes 'dish'.
3.7.1 & 3.7.2	Protection Works	Deleted

#### **Category 4 - Permit Building Work**

General	Owner Builder Permits	Clarification provided that owners building Class 7b Farm Sheds are exempt from requiring Owner Builder Permit
General	Vehicular Bridges and Class 10c private bushfire shelters	Added for the avoidance of doubt.