



Building Permit Examples

This table provides a guideline to instances of when you do or don't require a building permit. Please note that this is a guide only and for more specific cases, you should contact Council's Building Department.

Common types of building work	Building Permit required?	Must still comply with (see notes)
Additions		
Additions to a dwelling or any other building	Yes	3
Alterations		
Structural alterations to a dwelling or any other building	Yes	3
Removal of or alteration to a load bearing part of a building	Yes	3
Carpports / Garages		
Construction of a garage/carport larger than 10m ² in area	Yes	3, 7
Construction of a freestanding Class 10a building (such as a carport or garage) providing it:	Yes	3, 7
<ul style="list-style-type: none"> • has a floor area not exceeding 10m²; and • is not more than 3.0m in height or no more than 2.4m in height with 1.0m off the boundary; and • is appurtenant to a building of another Class on the same allotment; and • is located no further forward on the allotment than the front wall of the building to which it is appurtenant; and 	No	4, 7
<ul style="list-style-type: none"> • is not constructed of masonry 	No	Nil
Demolition of freestanding garage/carport, not constructed of masonry, not more than 40m ² in floor area, is not a building on the Heritage Register and the work		

will not adversely affect the safety of the public or occupiers of the building.

Decks

The deck is in excess of 10m ² in area.	Yes	3
The deck is equal to, or in excess of 1.0m in height.	Yes	3
The deck is constructed over an easement.	Yes	3, 4
The deck is constructed on or within 1.0m of a side or rear boundary (when located within 1.0m of any building).	Yes	3

Demolition / Removal

Demolition or removal of part or all of a building	Yes	3
<ul style="list-style-type: none"> Owner-builders must provide the relevant building surveyor with evidence that the demolisher has the necessary knowledge, experience, equipment and storage facilities to properly conduct the demolition. 	No	7
Demolition of a freestanding Class 10 building (such as a shed, carport or garage) that: <ul style="list-style-type: none"> is not constructed of masonry; and does not exceed 40m² in floor area; and will not adversely affect the safety of the public or occupiers of the building; and is not work carried out on or in connection with, a building included on the Heritage Register 		

Fences

Construction of a side or boundary fence up to to 2.0m in height	No	2
Construction of a brick front fence not more than 1.0m in height and not within 9m of a point of intersection of street alignments	No	2
Construction of a timber front fence not more than 1.5m in height and not within 9m of a point of intersection of street alignments	No	2

Construction of a side or boundary fence more than 2m high	Yes	3
Construction of a fence that is more than 1.0m in height, within 9m of the point of intersection of street alignments	Yes	3
Construction of a chain wire tennis court fence	No	Nil
Masts / Antennas		
Height more than 3m above the highest point of a building	Yes	3
Not attached to a building and height more than 8m above the ground	Yes	3
Pergolas		
Not more than 3.6m high, 20m ² in area, and located at the rear of the building to which it is appurtenant	No	1
Construction of a pergola located further forward than 2.5m of the front wall of the dwelling	Yes	3, 7
Construction of a pergola (unroofed) over an easement	Yes	3
Construction of a pergola (unroofed) associated with any other class of building (ie., non residential)	Yes	3
Reblocking		
Reblocking or restumping of an existing building	Yes	3
Retaining Walls		
Constructed on or near site boundaries where there is a risk of damage of adjoining property	Yes	3
Construction of a retaining wall 1.0m or more in height	Yes	3, 8

Roofing

Replacing of corrugated iron roofing with concrete or terracotta roofing tiles	Yes	3
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Replacement of corrugated iron roofing with 'Colorbond' or other pre-finished sheeting	No	Nil
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Shade Sails

The structure is in excess of 20m ² in area.	Yes	3
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The structure is erected over an easement.	Yes	3
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Shed associated with a single dwelling

Erection of a freestanding shed, 10m ² or less in area, 3m or less in height, setback 1.0m or more from the boundary, (or if situated within 1,0m of a boundary, no more than 2.4m high) and located no further forward than the front wall of the dwelling.	No	4
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Erection of a shed more than 10m ² in area	Yes	3, 7
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Signs

More than 1.0m in height and within 3.0m of the street alignment	Yes	3
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More than 8.0m above ground level and 6.0m in display area	Yes	3
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Swimming Pools / Spas

Construction of an in-ground swimming pool greater than 300mm in depth	Yes	3
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Verandahs

Construction of a verandah attached to any building	Yes	3
Construction of a verandah attached to any building, over an easement	Yes	3, 4
Construction of a verandah on or within 1.0m of a side or rear boundary	Yes	3
Water tank		
Installation of a water tank associated with a building and not located on an easement of a stand-structure	No	6
Windows		
Replacement of windows with the same size windows, where no alteration to the opening is required	No	5
Installation of "bay" or "corner" type windows, where structural alterations are required	Yes	3
Wood Heater		
Installation of a wood heater (solid fuel burning appliances)	No	1, 6

Note 1. Building Code of Australia (includes structural safety, fire rating, health and amenity requirements, as applicable).

Note2. Must still comply with regulation 424 (1) and Schedule 5. This may mean that the maximum fence height exempted may be less than that in the Table.

Note 3. Must comply with all provisions of the Act and Regulations, including those above. The process of issuing a building permit determines this.

Note 4. Required Reporting Authority or other relevant consent obtained as part of a building permit.

Note 5. Glass must be suitable for the particular use.

Note 6. Needs to be installed by a licensed plumber

Note 7. The exemption contains a number of criteria which must be met in order to gain an exemption. By complying with single item noted in the example it does not necessarily mean that an exemption would apply.

Note 8. Where a retaining structure is required under the planning scheme or a planning permit for a residential subdivision, the construction work is not domestic building work as **Domestic Building Contracts Regulations 2007** depts such retaining structures.

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