

When is a Building Permit Required?

A building permit is required for all forms of significant building work. In the past, the building regulations allowed some types of building works costing less than \$5,000 to not require a building permit. This regulation has now been removed and no longer applies. As a result, most forms of building work require a building permit.

The following table lists common types of building work and whether they are subject to a building permit. Although a building permit may not be required for some minor work, you still have to comply with the building regulations in most cases (refer to the notes on the right hand side of the table). In addition, a planning permit or approval may be required, regardless of whether a building permit is required.

Common types of building work	Is a Building Permit Required?	Must still comply with (see notes below)
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 garage/carport larger than 10m ² in area	Yes	3, 7
Demolition of freestanding garage/carport, not constructed of masonry, not more than 40m ² in floor area, will not adversely affect the safety of the public or occupiers of the building	No	Nil
Demolitions Demolition or removal of part or all of a building	Yes	3

Common types of building work	Is a Building Permit Required?	Must still comply with (see notes below)
<p>Fences</p> <p>Construction of a side boundary fence less than 2 metres high not within 3 metres of a street alignment</p> <p>Construction of a brick front fence not more than 1.2 metres high and not within 9 metres of a point of intersection of street alignment</p> <p>Construction of a timber front fence not more than 1.5 metres in height and not within 9 metres of a point of intersection of street alignments</p> <p>Construction of a side or boundary fence more than 2m high</p> <p>Construction of a fence that is more than 1 metre high, within 9 metres of point of intersection of street alignments</p> <p>Construction of a chain wire tennis court fence</p>	<p>No</p> <p>No</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>2</p> <p>2</p> <p>2</p> <p>3</p> <p>3</p> <p>Nil</p>
<p>Decking</p> <p>Construction of a decking</p>	<p>Yes</p>	<p>3</p>
<p>Masts/Antennae/Poles/Aerials</p> <ul style="list-style-type: none"> • Height more than 3 metres above the highest point of a building • Height more than 8 metres above the ground level 	<p>Yes</p> <p>Yes</p>	<p>3</p> <p>3</p>
<p>Pergolas (unroofed)</p> <p>Not more than 3.6 metres high, 20m² in area, and located at the rear of the building to which it is appurtenant</p> <p>Construction of a pergola located further forward than 2.5 metres forward of the front wall of the single dwelling</p>	<p>No</p> <p>Yes</p>	<p>1</p> <p>3, 7</p>
<p>Reblocking</p> <p>Reblocking or restumping of an existing building</p>	<p>Yes</p>	<p>3</p>
<p>Retaining walls</p> <p>Constructed on or near site boundaries (any height) where there is a risk of damage of adjoining property</p> <p>Construction of a retaining wall 1 metre or more in height</p>	<p>Yes</p> <p>Yes</p>	<p>3</p> <p>3, 8</p>

Common types of building work	Is a Building Permit Required?	Must still comply with (see notes below)
<p>Roofing Replacement of corrugated iron roofing with concrete or terracotta roofing tiles</p> <p>Replacement of corrugated iron roofing with 'Colorbond' or other prefinished sheeting</p>	<p>Yes</p> <p>No</p>	<p>3</p> <p>Nil</p>
<p>Shed associated with a single dwelling Erection of a shed less than 10m² in area, no more than 3 metres in height, setback 1 metre or more from the boundary and located no further forward than the front wall of the single dwelling</p> <p>Erection of a shed more than 10m² in area</p>	<p>No</p> <p>Yes</p>	<p>4</p> <p>3, 7</p>
<p>Signs More than 1 metre in height and within 3 metres of the street alignment</p> <p>More than 8 metres above ground level and 6m² display area</p>	<p>Yes</p> <p>Yes</p>	<p>3</p> <p>3</p>
<p>Swimming pools/spas Construction of a swimming pool/spa greater than 300mm in depth</p>	<p>Yes</p>	<p>3</p>
<p>Verandahs Construction of a verandah attached to any building</p>	<p>Yes</p>	<p>3</p>
<p>Windows Replacement of windows with the same size windows, where no alteration to the opening is required</p> <p>Installation of 'bay' or 'corner' type windows, where structural alterations are required</p>	<p>No</p> <p>Yes</p>	<p>5</p> <p>3</p>
<p>Wood heater Installation of a wood heater (solid fuel burning appliance)</p>	<p>No</p>	<p>1, 6</p>

Notes:

1. Building Code of Australia (includes structural safety, fire rating, health and amenity requirements).
2. 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.
3. Must comply with all provisions of the Act and Regulations, including those above. The process of issuing a building permit determines this.
4. Required Reporting Authority or other relevant consent obtained as part of the building permit.
5. Glass must be suitable for the particular use.
6. Needs to be installed by a licensed plumber.
7. The exemption contains a number of criteria which must be met in order to gain an exemption. By complying with the single item noted in the example does not necessarily mean that an exemption would apply.
8. Where a retaining structure is required under the planning scheme or planning permit for a residential subdivision, the construction work is not domestic building work as Domestic Building Contracts Regulations 2007 exempts such retaining structures.

Personal information requested on this form is being collected by Council for the primary purpose of processing your application under the *Building Act* 1993 and *Building Regulations* 2006 and will only be used for this primary purpose. You can access your personal information by contact Council's Privacy Officer on 9243 8718.