



BUILDING WORK THAT DOES NOT REQUIRE A BUILDING PERMIT INFORMATION SHEET

This information sheet provides a summary on what structures are exempt from obtaining a Building Permit as prescribed in the "Building Regulations 2012" and should only be used as a guide.

WHAT IS A BUILDING PERMIT

A Building Permit is the authority (approval) for a person to carry out building works on land.

A person must not do building work unless

- (a) a building permit is in effect, or
- (b) a building permit is not required.

BUILDING WORK WHERE A BUILDING PERMIT IS NOT REQUIRED.

Sheds and Patios (Class 10a building)

Any free standing (not attached to a dwelling) shed or patio which is

- (a) less than 10 m²; and
- (b) less than 2.4 m in total height from the ground level.

Where there is more than one (1) free standing Class 10a building on the property the area of 10m² is calculated as the gross area of all Class 10a buildings and not for each building.

Buildings used by Builders

Any buildings used by builders for the purpose of carrying out building works on land and includes;

- Site sheds,
- Site offices, and
- Sanitary facilities

All buildings must be located within the property where the building works are being undertaken.

Renovations or Additions

Improvements, repairs or maintenance to an existing building, provided that;

- (a) will not affect the structural soundness of the building; and
 - (i) does not increase the floor area of the building; and
 - (ii) does not increase the height of the building; and
 - (iii) does not require or involve underpinning to or footings; and
 - (iv) removal of any building element that is contributing to the support of other structural elements; and
- (b) materials to be used are commonly used for the purpose of the building works being undertaken, (no new untested products); and
- (c) will not change the use or classification of the building (ie. Garage to a living area or a shop to office); and
- (d) will not adversely affect the safety of the occupants or other users of the building (ie. relocation of partitioning in a shop, or modifications which affect the fire safety elements of a building); and
- (e) will not have an affect on the ability of the building to meet the Building Code of Australia, (ie, changes to the building affecting access); and
- (f) does not involve encroachments or adversely affecting adjoining land, (any building on or near a boundary has an adverse affect on the adjoining land); and
- (g) is not subject to any agreement, order or permit under the Heritage Act.

DISCLAIMER

This information sheet is correct as at April 2012 and may be subject to alteration without notice

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Fences and Screens

A fence, screen or similar structure constructed in accordance with the City's Local Law. The City's Local Law on fencing states that ALL masonry fences require approval and therefore are required to obtain a Building Permit. Other types of fences, screens or other structures although may not require a Building Permit may be required to obtain a planning approval. Advice should be sought from the City's Planning Department on the requirements under the City's relevant Town Planning Schemes.

Under the City's Local Laws for fencing approvals are required for a;

- Dividing fence in a residential area over 1.8m in height; or
- Fence within the front setback over 1.8m in height;
- Fence within the front setback over 750 where vehicle access is adjoining; or
- Variation to the Schedule 2 of the Local Law; or
- Variation from materials listed in the Local Law.

Fencing (except for masonry) approval is to be applied for using the "Application for the installation of a Fence" which is available at the City's Civic Centre or on the City's web site.

Masts, Antenna or similar

Masts, Antenna or similar structures where attached to a building providing that:

- The mast or antenna is no more than 2 meters above the point of attachment to the building; and
- Will not affect the compliance to the Building Code of Australia or the safety of the occupants, (ie if engineered designed fittings are required to ensure safety and structural stability of the mast or antenna, then a Building Permit would be required).

Mast, Antenna or similar (ie Pylon sign) where not attached to a building is not more than 3 meters in total height.

Retaining walls

Retaining wall less than 500mm in height providing that;

- It is not located on a boundary; and
- Is not being used to support a building; and
- Is not encroaching onto other land.

Pergolas

The placement of a pergola providing that;

- The total height is less than 2.4 meters; and
- The total area is less than 20m².

Where there is more than one (1) pergola on the property the area of 20m² is calculated as the gross area of all pergolas and not for each pergola. Note: a pergola is a structure which has a pervious roof cover.

Rainwater Tanks

Rainwater tanks with a capacity of 5,000lts or less. 5,000lts is 1m deep x 2.0m high x 2.5m wide, (ie under eaves water tank).

Installation of Photovoltaic Panels and Solar Hot Water Systems.

Placement of solar cells and hot water systems onto a roof of a Class 1 building (house, dwelling) or Class 10 (shed, patio)

Any building work not required to have a Building licence before commencement of the *Building Act 2011*

Any building works that was exempt under the previous legislation the *Local Government (Miscellaneous Provision) Act 1960* and was commenced prior to 2 April 2012.

Buildings owned, occupied by, under the control or managed by the Crown (State or Federal Government).

All building works which are under the crown where:

- Work commences before 31 December 2012; and
- The value of works does not exceed \$100,000.

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