

Common types of building work	Building permit required ¹ ?	Must still comply with (see notes)
<p>Additions Additions to a dwelling or any other building.</p>	Yes	3
<p>Alterations Structural alterations to a dwelling or any other building.</p> <p>Removal of or alteration to a load-bearing part of a building.</p>	Yes Yes	3 3
<p>Carports/Garages Construction of a garage/carport larger than 10m² in area.</p> <p>Demolition of freestanding garage/carport, not constructed of masonry, not more than 40m² 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.</p>	Yes No	3, 7 Nil
<p>Fences Construction of a side or boundary fence 2m high and not within 3m of a street alignment.</p> <p>Construction of a brick front fence not more than 1.2m high and not within 9m of a point of intersection of street alignments.</p> <p>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.</p> <p>Construction of a side or boundary fence more than 2m high.</p> <p>Construction of a fence that is more than 1.0m high, within 9m of the point of intersection of street alignments.</p> <p>Construction of a chain wire tennis court fence.</p>	No No No Yes Yes No	2 2 2 3 3 Nil
<p>Masts / Antennas Height more than 3m above the highest point of a building.</p> <p>Not attached to a building and height more than 8m above the ground.</p>	Yes Yes	3 3

¹ A planning permit or approval may be required, regardless of whether a building permit is required.

Practice Notes

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<p>Pergolas Not more than 3.6 m 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 2.5m 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 Reblocking or restumping of an existing building.</p>	<p>Yes</p>	<p>3</p>
<p>Retaining Walls Constructed on or near site boundaries where there is a risk of damage of adjoining property.</p> <p>Construction of a retaining wall 1m or more in height.</p>	<p>Yes</p> <p>Yes</p>	<p>3</p> <p>3, 8</p>
<p>Roofing Replacement of corrugated iron roofing with concrete or terracotta roofing tiles.</p> <p>Replacement of corrugated iron roofing with 'Colorbond' or other pre-finished sheeting.</p>	<p>Yes</p> <p>No</p>	<p>3</p> <p>Nil</p>
<p>Shed associated with a single dwelling Erection of a freestanding shed, 10m² or less in area, 3m or less in height, setback 1m 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 1m in height and within 3m of the street alignment.</p> <p>More than 8m above ground level and 6 m² in display area.</p>	<p>Yes</p> <p>Yes</p>	<p>3</p> <p>3</p>
<p>Swimming pools/spas Construction of an in-ground swimming pool greater than 300mm in depth.</p>	<p>Yes</p>	<p>3</p>

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Verandahs Construction of a verandah attached to any building.	Yes	3
Windows Replacement of windows with the same size windows, where no alteration to the opening is required. Installation of 'bay' or 'corner' type windows, where structural alterations are required.	No Yes	5 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).

Note 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.

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 the single item noted in the example 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* exempts such retaining structures.

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