

BUILDING WORKS	BUILDING PERMIT REQUIRED?
ADDITIONS	
Additions to a dwelling (where the load on any element, roof or floor area is increased) or any other building	Yes
ALTERATIONS	
Structural alterations to a dwelling or any other building	Yes
Removal of or alteration to a load bearing part of a building	Yes
CARPORTS/GARAGES	
Construction of a garage/carport larger than 10m ² in floor or roof area	Yes
Demolition of freestanding garage/carport that is: (a) not constructed of masonry; and (b) not more than 40m ² in floor area; and (c) is not a building on the Heritage Register; and (d) The work will not adversely affect the safety of the public or occupiers of the building. (works must meet all the above criteria to be exempt, if any don't apply then a building permit is required)	No
FENCES	
Construction of a side or boundary fence less than 2m high and not within 3m of a street alignment and not constructed of masonry, concrete or alike	No
Construction of a brick front fence not more than 1.2m high and not within 9m of a point of intersection of street alignments	No
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
Construction of a side or boundary fence more than 2m high	Yes
Construction of a fence made of masonry, concrete or alike over 1.2m high at the front, side or rear of a property.	Yes
Construction of a fence of any material that is more than 1m high, within 9m of the point of intersection of street alignments	Yes
Construction of a chain wire tennis court fence	No
MASTS/ANTENNAS/POLES	
Height is more than 3m above the highest point of a building	Yes
Height is less than 3m above the highest point of a building or not attached to a building and the height is less than 8m above the ground	No
Not attached to a building, and height more than 8m above the ground	Yes
PERGOLAS (defined as an open roof structure, or with a roof covering of permeable material i.e. shade cloth)	
Not more than 3.6m high, not exceeding 20m ² in floor area and located at the rear of the building to which it is appurtenant	No
RE-BLOCKING / RE-STUMPING	
Re-blocking or restumping of an existing building	Yes
RETAINING WALLS	
Construction of a retaining wall 1m or more in height	Yes
Not being constructed on or near a boundary and less than 1m high	No

ROOFING	
Replacement of corrugated iron roofing with concrete or terracotta roofing tiles	Yes
Replacement of corrugated iron roofing with "Colorbond" or other pre-finished sheeting	No
DOMESTIC SHEDS	
Erection of a freestanding shed 10m ² or less in floor area, provided it is 3m or less in height, or, if situated within 1m of a side/rear boundary, is no more than 2.4m in height and located no further forward than the front wall of the existing dwelling	No
Erection of a shed more than 10m ² in area	Yes
SIGNS	
Less than 1m high and not within 3m of the street alignment	No
Over 1m in height and within 3m of the street alignment	Yes
More than 8m above ground level and more than 6m ² in display area	Yes
SWIMMING POOLS/SPAS & THEIR SAFETY BARRIERS	
Construction/installation of an in-ground or above-ground swimming pool/spa greater than 300mm in depth	Yes
Construction/installation of a safety barrier for a swimming pool/spa (despite whether the pool is inflatable, temporary or permanent)	Yes
VERANDAHS	
Construction of a verandah attached to any building	Yes
WINDOWS	
Replacement of windows with the same size windows where no alteration to the opening is required	No
Installation of "bay" or "corner" type windows where structural alterations are required	Yes
WOOD HEATERS	
Installation of a wood heater (solid fuel burning appliance) Note: installation should be completed by a plumber and specification for distances for flu and unit from walls complied with.	No

NOTES:

This information is a guide only and if you are unsure you must confirm with your local Council.
This information is up to date as at the implementation of the Building Regulations 2018.