

<p>Common types of building work</p> <p>Note: Always refer to Planning for any Planning requirements.</p>	<p>Is Building Permit required?</p>
<p>1. NEW DWELLING (HOUSE) AND ADDITIONS in floor area to a dwelling or any other building</p>	<p>Yes</p>
<p>2. ALTERATIONS to a dwelling or any other building</p> <p>a. Structural alterations</p> <p>b. Removal of or alteration to a load bearing part of a building</p>	<p>Yes</p> <p>Yes</p>
<p>3. DEMOLITION or REMOVAL of part or all of a building (Permit not required to demolish free-standing Class 10 buildings less than 40m², & not asbestos, & not masonry, & not heritage, & safe to do so.)</p>	<p>Yes</p>
<p>4. CHANGE OF USE or Class, eg, shed or garage to habitable building or habitable room, dwelling to a Residential Building (i.e. B& B), shop to office, etc.</p> <p><i>Notes: The 'new' use must comply with regulations applicable to the new use. An occupancy permit is required for the new use of a building.</i></p>	<p>Yes</p>
<p>5. FENCES (includes SCREENS)</p> <p><i>Note: Height is measured above Natural Ground Level (NGL)</i></p> <p>a. Construction or alteration of a swimming pool or spa fence</p> <p>b. Construction of a brick, concrete, masonry, block, or similar fence</p> <p>c. Construction of a timber/metal fence (other than brick or masonry) within the front setback</p> <p>d. Construction of a side or rear boundary fence 1.8m high or less behind the front setback (other than brick or masonry)</p> <p>e. Construction of a side or rear boundary fence more than 2.4m high</p> <p>f. Construction of a chain wire tennis court fence</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p>
<p>6. FREE STANDING SHEDS/PATIOS THAT</p> <p>a. Has a floor area not exceeding 10m²; and</p> <p>b. Is not more than 2.4m in height</p>	<p>No</p>
<p>7. MASTS, ANTENNAS *</p> <p>a. Height more than 2m above the highest point of a building (if attached to a building)</p> <p>b. Height more than 3m above Natural Ground Level (if not attached to a building)</p>	<p>Yes</p> <p>Yes</p>
<p>8. PERGOLAS*</p> <p>Construction, erection, assembly or placement of a pergola associated with a Class 1 building that –</p> <p>a. is no more than 2.4m in height; and</p> <p>b. is not located in wind region C or D as defined in AS 1170.2; and</p> <p>c. covers an area not exceeding 20m²</p>	<p>No</p> <p>No</p> <p>No</p>
<p>9. REBLOCKING or restumping of an existing building</p>	<p>Yes</p>
<p>10. RENOVATION of KITCHEN, BATHROOM, or LAUNDRY</p> <p>Note: Must be legally existing and not be structural work</p>	<p>No</p>
<p>11. RETAINING WALLS *</p> <p>Construction of a retaining wall greater than 150mm in height</p>	<p>Yes</p>
<p>12. ROOFING</p> <p>a. Re-roof with dissimilar materials, eg, replacing corrugated iron roofing with tiles or tiles with corrugated iron roofing</p>	<p>Yes</p>
<p>b. Re-roof with similar materials, eg, replacing corrugated iron roof with 'Colorbond' roof</p>	<p>Yes</p>

<p>13. SIGNS All signs require a Building Permit unless they are: (a) not structurally attached to a wall, building or land (for example painted signs, window signs, banner signs); or (b) proposed to be erected for a period of not more than 28 days; or (c) determined by the Town's Building Department as being a type of sign not requiring a building permit.</p>	Yes
<p>14. Class 10 – Not habitable OUTBUILDINGS, eg, CARPORTS, GARAGES, SHEDS*</p>	
<p>a. Freestanding, floor area of 10m² or less, not more than 2.4m high if within 1m of the boundary or 3m high if 1m or more from the boundary, not constructed of masonry and located no closer to the front setback than the associated building</p>	No
<p>b. Attached to another building</p>	Yes
<p>c. More than 10m²</p>	Yes
<p>d. More than 2.4m high if within 1m of a boundary or more than 3m high if 1m or more from the boundary</p>	Yes
<p>e. Constructed of masonry and/or asbestos</p>	Yes
<p>f. Built on vacant land</p>	Yes
<p>g. Setback closer than the front setback of the associated building</p>	Yes
<p>15. SWIMMING POOLS, SPAS* with depth/water capacity of more than 300mm</p>	Yes
<p>16. VERANDAHS or DECKS or SHADE SAILS* Note: A shade sail using impermeable covering such as vinyl is treated as a verandah. A shade sail using permeable shade cloth is treated as a pergola.</p>	Yes
<p>17. WINDOWS Note: Ensure glazing complies with AS1288</p>	
<p>a. Replacement of windows with similar type/size windows, where no structural alterations are required</p>	No
<p>b. Installation of windows including "bay" or "corner" type windows where structural alterations are required.</p>	Yes
<p>18. WOOD HEATER Installation, alterations, or repair of solid fuel burning appliance Note: Work must be in accordance with the plumbing regulations, BCA, standard(s), or manufacturer's specification, and must be carried out by a registered/licensed Plumber</p>	No

* **Note:** Consent may be required to build over an easement vested in a Service Authority.