



WHY DO I NEED A PERMIT?

The *Building Act 1993* and *Building Regulations 2006* legislate that buildings must be subject to the issue of a building permit prior to work commencing. The Act prescribes a penalty of \$10,000 for any person/s who do work without a permit (\$50,000 to any company).

- The building permit is the key part of that process and ensures, among other things that:
- Certain practitioners are registered and carry insurance;
- Adequate documentation is prepared to correctly construct the building;
- An independent review of that documentation occurs;
- Key stages of the work are independently inspected; and
- The building is independently assessed as completed and/or suitable for occupation.

WHEN DO I NEED A BUILDING PERMIT?

It is your responsibility as the property owner to ensure that a building permit is in place prior to commencement of works or guarantee that the proposed works are exempt from requiring a building permit.

Type of work	Condition and building permit required - Yes/No
Additions	Additions to a dwelling 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	Freestanding, less than 10m ² in area, less than three metres in height, not constructed of masonry and located no further forward on the than the associated dwelling - No Attached to another building - Yes Setback less than the associated building - Yes Constructed over an easement - Yes
Demolition	All demolition work (except some minor work) - Yes
Fences	Construction of a side or rear boundary fence less than two metres high - No Construction of a brick front fence more than 1.2 metres high - Yes Construction of a timber front fence less than 1.5 metres high - No Construction of a side or rear boundary fence more than two metres high - Yes Construction of a fence that is more than one metre high within nine metres of the point of intersection of street alignments - Yes Construction of a chain wire tennis court fence - No
Masts/Antennas	Height more than three metres above the highest point of a building - Yes Eight metres above the ground - Yes
Pergolas/Shade Sails	Construction of a shade sail/ pergola (unroofed) associated with a house, not exceeding 20m ² in area, not more than three metres high and located no further forward than the dwelling - No Construction of a pergola/shade sail associated with any other building - Yes
Reblocking	Reblocking or restumping of an existing building - Yes



Retaining walls	Constructed on or near site boundaries (any height) - Yes Construction of a retaining wall one metre or more in height - Yes
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
Sheds	Erection of a shed less than 10m ² in area, less than three metres in height, not constructed of masonry and located no further forward on the than the associated dwelling - No Erection of a shed more than 10m ² in area - Yes
Signs	More than one metre in height within three metres of the street allotment boundary - Yes More than eight metres above ground level, 6m ² in display area - Yes
Swimming pools/ Spas	Construction of a swimming pool/spa capable of holding 300mm, or greater, of water – Yes Erection of a safety fence in relation to a swimming pool - Yes
Verandahs/Decks	Construction of a verandah (free standing) associated with a house , not exceeding 10m ² in area, not more than three metres high and located no further forward than the dwelling – No Construction of a verandah attached to any building - Yes Construction of a deck less than 800mm high at its highest point and not greater than 20m ² and 900mm from the rear or side boundary behind the front of the house - No
Windows	Replacement of windows with similar type windows and where no structural alterations are 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) - No
Rain water tanks	Free standing, not forward of the dwelling and the overflow connected to the stormwater system - No

IMPORTANT NOTES

- Paving, concreting, landscaping (unless the work includes a retaining wall greater than one metre in height when a building permit is required) are not included in this definition.
- Cost includes the value (for example, market trade rate) of labour and materials.
- Guidance to determine cost can be obtained from relevant quantity surveying or estimating publications.
- Works that do not require a building permit may require other approvals from the Wodonga Council including town planning, health and/or community amenity. All relevant departments should be contacted prior to commencement of works.
- Owner-builders carrying out building works over \$12,000 must obtain a Certificate of Consent from the Building Practitioners Board. For more information, please ask building staff or pick up a copy of the Owner-Builder Information and Education Kit.