



BUILDING SERVICES



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Why do I need a building 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 persons who do work without a permit (\$50,000 to any company).

The building permit is the key part of that process and ensures, amongst 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
- 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
Carpports/Garages	Freestanding, less than 10m ² in area, less than 3m 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	<p>Construction of a side or rear boundary fence less than 2m high - No</p> <p>Construction of a brick front fence more than 1.2m high – Yes</p> <p>Construction of a timber front fence less than 1.5m high - No</p> <p>Construction of a side or rear boundary fence more than 2m high - Yes</p> <p>Construction of a fence that is more than 1m high within 9m of the point of intersection of street alignments - Yes</p> <p>Construction of a chain wire tennis court fence - No</p>
Masts/Antennas	<p>Height more than-3m above the highest point of a building - Yes</p> <p>8m above the ground - Yes</p>
Pergolas/Shade Sails	<p>Construction of a shade sail/ pergola (unroofed) associated with a house , not exceeding 20m² in area, not more than 3m high and located no further forward than the dwelling – No</p> <p>Construction of a pergola/shade sail associated with any other building - Yes</p>
Reblocking	Reblocking or restumping of an existing building - Yes
Retaining Walls	<p>Constructed on or near site boundaries (any height) - Yes</p> <p>Construction of a retaining wall 1m or more in height - Yes</p>
Roofing	<p>Replacement of corrugated iron roofing with concrete or terracotta roofing tiles - Yes</p> <p>Replacement of corrugated iron roofing with 'colorbond' or other pre-finished sheeting - No</p>
Sheds	<p>Erection of a shed less than 10m² in area, less than 3m in height, not constructed of masonry and located no further forward on the than the associated dwelling - No</p> <p>Erection of a shed more than 10m² in area - Yes</p>
Signs	<p>More than 1m in height within 3m of the street allotment boundary - Yes</p> <p>More than 8 m above ground level, 6m² in display area - Yes</p>
Swimming Pools/Spas	<p>Construction of a swimming pool/spa capable of holding 300 mm, or greater, of water – Yes</p> <p>Erection of a safety fence in relation to a swimming pool - Yes</p>

Verandahs/Decks	Construction of a verandah (free standing) associated with a house , not exceeding 10m ² in area, not more than 3m high and located no further forward than the dwelling – No Construction of a verandah or deck attached to any building - Yes
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 1 meter in height when a building permit is required) are not included in this definition.
- Cost includes the value (ie. 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 City of Wodonga, eg. Town Planning, Health, 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 '**Owner-Builder Information & Education Kit**'.