



## WHEN DO I NEED A BUILDING PERMIT?

The Building Act stipulates that all building work requires a permit, unless the work is specifically exempt under the regulations.

A building permit is written approval from a registered Building Surveyor certifying that your plans comply with the Building Regulations and requiring inspections during construction. You must obtain a building permit before any work can commence. Building work includes new buildings, additions, alterations, extensions, demolitions and removals.

Building permits are your guarantee to ensuring that your new home, garage, verandah or swimming pool meet the required safety and construction standards.

Residents are reminded to always check that a building permit has been issued before any work commences as it is the owner's responsibility to obtain the required permits.

Below is a basic list of examples of building works requiring and exempt from the need for a building permit.

### IS A BUILDING PERMIT REQUIRED?

#### ADDITIONS

- ✓ YES Additions to a dwelling or any other building

#### ALTERATIONS

- ✓ YES Structural alterations to a dwelling or any other building
- ✓ YES Removal of, or alteration to, a load bearing part of a building

#### CARPORT/GARAGES

- × NO Freestanding, less than 10m<sup>2</sup> in floor area, no more than 3m in height, not constructed of masonry, and located no further forward than the front wall of the associated building and not over an easement
- ✓ YES Attached to another building

#### FENCES

- ✓ YES Construction of a brick front fence more than 1.2m high
- × NO Construction of a side or boundary fence less than 2m high
- × NO Construction of a front timber fence less than 1.5m in height
- ✓ YES Construction of a fence that is more than 1.0m high, within 9m of the point of an intersection of street alignments

#### PERGOLAS (Unroofed Structures)

- × NO Construction of a pergola associated with a house or garage, not exceeding 20m<sup>2</sup> or 3m in height and located no further forward on the allotment than the front wall of the associated building and not over an easement
- ✓ YES Construction of a pergola associated with any other building

## **REBLOCKING**

- ✓ YES Reblocking or restumping of an existing building

## **ROOFING**

- ✓ YES Replacement of corrugated iron roofing with concrete or terracotta roofing tiles
- × NO Replacement of corrugated iron roofing with 'Colorbond' or other pre-finished sheeting

## **SHEDS**

- × NO Erection of a shed less than 10m<sup>2</sup> in floor area, no more than 3.0m in height, not constructed of masonry and located no further forward on the site than the associated building and not over an easement
- ✓ YES Erection of a shed more than 10 square metres in floor area
- ✓ YES Erection of a shed on a vacant allotment any size

## **SWIMMING POOLS/SPAS**

- ✓ YES Construction of an in-ground swimming pool greater than 300mm in depth
- ✓ YES Construction of a safety barrier around any swimming pool or spa

## **VERANDAHS**

- ✓ YES Construction of a verandah attached to any building

## **WINDOWS**

- ✓ YES Installation of 'bay' or 'corner' type windows, where structural alterations are required
- × NO Replacement of windows with similar type windows, where no structural alterations are required

## **WOOD HEATER**

- × NO Installation of a wood heater

A planning permit may be required, regardless of whether a building permit is required for the works. Enquiries regarding planning permits should be made to Councils Planning Team. If a planning permit is required it must be obtained prior to the building permit being issued. Both applications can be lodged simultaneously.

Further requirements regarding planning and building permits may be obtained from council. You may be required to provide plans, details of the proposed works, site address, cost of works, floor areas and additional relevant information to help in determining if a permit is required.

Application forms can also be downloaded from council's website, [www.goldenplains.vic.gov.au](http://www.goldenplains.vic.gov.au)

For more information regarding building permits and planning permits contact Council at either our Bannockburn or Linton Customer Service Centres or:

Phone (03) 5220 7111  
Local Call 1300 36 30 36  
Email [enquiries@gplains.vic.gov.au](mailto:enquiries@gplains.vic.gov.au)

Postal Address:  
Golden Plains Shire  
PO Box 111  
Bannockburn Victoria 3331