

BUILDING APPLICATIONS

Information Sheet 1

Do I need a Building Approval?

Under the Building Act 2011, building permits are required for the construction of new buildings and structures, and additions or alterations to existing buildings. You can only start your building work after a building permit has been issued to you or your nominated builder.

If your proposed building works fall under one of the categories below, you will need to obtain a building permit from the City.

- Dwellings, including granny flats and tiny houses
- Commercial buildings
- Alter or make additions to any existing building or outbuilding
- Conversion to a habitable room
- Carports or garages
- Earthworks
- Demolish or remove an existing building or outbuilding
- Swimming pool or spa
- Patio, pergola, vergola, or shade sails (some exemptions may apply)
- Sheds (some exemptions may apply)
- Retaining walls 500mm and over in height
- Fence (non-masonry) over 1.8m in height
- Fence (masonry) over 750mm in height
- Water tanks (greater than 5,000 litres)

It should be noted in most cases, when the estimated total value of work is more than \$20,000, a building permit can only be issued to a registered builder or a registered owner-builder.

Building works may also require:

- [Development Approval \(DA\)](#) from Planning
- Health approval for [effluent disposal](#)

It's the applicant's responsibility to ensure if required, approvals are granted before submitting a building application and to ensure the building drawings match. The Australian Government has a [Renovations and additions](#) guide that talks through possibilities and requirements in detail.

[Schedule 4 of the Building Regulations 2012](#) provides descriptions of building work for which building permits are *not required*. This typically includes the repair or maintenance of buildings and structures, however it is important to note in these instances, the building owner has an obligation to ensure the exempted work complies with the applicable building standards.

For more information on the Building Act 2011 and Building Regulations 2012, see the [Building Commission Guide to Building Approvals](#).

What information is required?

A building permit application must be accompanied by relevant information. Please refer to the [Building Application Checklist](#) on our website for a comprehensive list of information required.

Fees & Charges

Please refer to [Building Fees & Charges](#) on our website.