

# When is a Building Permit Required?

**Building Services | 9298 4327**

This table is an extract from the Victorian Building Authority Practice Note 2008-32 and is to be used as a guide only. We recommend you contact Maroondah City Council Building Services for further details. The complete table can be found through the following link

[http://www.vba.vic.gov.au/\\_data/assets/pdf\\_file/0016/21085/PN-32-2014-When-is-a-Building-Permit-Required.pdf](http://www.vba.vic.gov.au/_data/assets/pdf_file/0016/21085/PN-32-2014-When-is-a-Building-Permit-Required.pdf)

Exemption from the requirement to obtain a building permit does not obviate the necessity to comply with the Building Code of Australia, referenced Australian Standards, construction best practice methods or any other State or Local Laws that may apply.

COMMON TYPES OF WORKS	BUILDING PERMIT REQUIRED <sup>1</sup> ?
<b>ADDITIONS</b>	
Additions to a dwelling or any other building	Yes
<b>ALTERATIONS</b>	
Structural alterations to a dwelling or any other building	Yes
Removal of or alteration to a load bearing part of a building	Yes
<b>CARPORTS/GARAGES</b>	
Construction of a garage/carport larger than 10m <sup>2</sup> in area	Yes
Demolition of freestanding garage/carport not constructed of masonry, not more than 40m <sup>2</sup> in floor area, is not a building on the Heritage Register and the work will not adversely affect the safety of the public or occupiers of the building	No
<b>DECKS</b>	
Attached to a building irrespective of size or forming part of a swimming pool surround.	Yes
<b>FENCES</b>	
For detail on Maroondah City Councils fencing requirements, please refer to the following link <a href="http://www.maroondah.vic.gov.au/FencingRegulations.aspx">http://www.maroondah.vic.gov.au/FencingRegulations.aspx</a>	

<b>MASTS/ ANTENNAS</b>	
Height more than	
- 3m above the highest point of a building	Yes
- Not attached to a building and height more than 8m above the ground	Yes
<b>PERGOLAS</b>	
Not more than 3.6m high, 20m <sup>2</sup> in area and located at the rear of the building to which it is appurtenant	No
Construction of a pergola located further forward than 2.5m forward of the front wall of the single dwelling	Yes
<b>REBLOCKING</b>	
Reblocking or restumping of an existing building	Yes
<b>RETAINING WALLS</b>	
Constructed on or near site boundaries (any height)	Yes
Construction of a retaining wall 1m or more in height	Yes
<b>ROOFING</b>	
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
<b>SHED ASSOCIATED WITH A SINGLE DWELLING</b>	
Erection of a freestanding shed 10m <sup>2</sup> alignment or less in area, 3m or less in height, or, if situated within 1m of a boundary, is no more than 2.4m in height and located no further forward than the front wall of the single dwelling	No
Erection of a shed more than 10m <sup>2</sup> in area	Yes
<b>SIGNS</b>	
More than 1m in height and within 3m of the street alignment	Yes
More than 8m above ground level, and more than 6m <sup>2</sup> in display area	Yes
<b>SWIMMING POOLS/SPAS</b>	
Construction of an in-ground or above-ground swimming pool/spa greater than 300mm in depth	Yes
<b>VERANDAHS</b>	
Construction of a verandah attached to any building	Yes

**WINDOWS**

Replacement of windows with the same windows, where no alteration to the opening is required No

Installation of "bay" or "corner" type windows where structural alterations are required Yes

**WOOD HEATER**

Installation of a wood heater (solid fuel burning appliance) No

**Notes:** <sup>1</sup> A planning permit or approval may be required, regardless of whether a building permit is required