

Building Information Sheet:

Work where a building permit is not required

The following work does not require a building permit, as listed under Clause 2, Schedule 4 of the Building Regulations 2012:

1. Construction, erection, assembly or placement of a **freestanding non-habitable** building (private garage, carport, shed or the like) that—
 - a. Has a floor area not exceeding 10m²; and
 - b. Is no more than 2.4m in height

2. **Renovations, alteration, improvement repair or maintenance** of a building if the work—
 - a. Does not affect its structural soundness of the building and does not include—
 - i. changing the floor area or height of the building
 - ii. affecting existing footings
 - iii. the removal of any structural elementsand
 - b. is done with similar materials that are commonly used for the same purpose
 - c. does not change the building's classification
 - d. does not affect the health and safety of the occupants or the public
 - e. will not affect the way the structure complies with relevant standards
 - f. does not affect any adjoining land
 - g. is not carried out on heritage listed buildings

3. Construction, erection, assembly or placement of a **temporary office, shed or sanitary facility** to be used by a builder in connection with building work

4. Construction, erection, assembly or placement of a **fence, screen or similar structure** if—
 - a. The fence, screen or similar structure is constructed in accordance with the City's Local Laws (Part 14)
or
 - b. If constructed of masonry, is no higher than 0.75m; and
 - c. If constructed of a material other than masonry, is no higher than 1.8m.Please note that fencing around swimming pools **is not exempt** from the requirement for a building permit

5. Construction, erection, assembly or placement of a **mast, antenna or similar structure** that—
 - a. If attached to a building—
 - i. Is no more than 2m in height above the point where it is attached
 - ii. Will not have any significant effect on the building
 - b. If not attached to the building, is no more than 3m in height.

6. Construction, erection, assembly or placement of a **retaining wall** that—
 - a. Retains ground no more than 0.5m in height; and
 - b. Is not associated with other building work or with the protection of land adjoining the land on which the retaining wall is located (i.e. cut);
 - c. And does not have any effect on adjoining land.

7. Construction, erection, assembly or placement of a **pergola** that—
 - a. Is no more than 2.4m in height; and
 - b. Covers an area not exceeding 20m².

8. Construction, erection, assembly or placement of a **water storage tank** with a capacity of 5000L or less.

9. Building work for a **park home or annexe** as those terms are defined in the *Caravan Parks and Camping Grounds Act 1995* section 5(1).

10. Attachment of **solar panels or solar hot water systems** to the roof of a single dwelling or a non-habitable building associated with a residential dwelling.

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The City of Canning encourages you to seek professional advice before acting on any information contained in this document. Please contact the City of Canning if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.

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