



Do I need a Building Permit?

A Building permit is required for most building work; however, works of a minor nature are exempted.

This document references information about some common types of building works and where, under the Building Regulations (Vic) 2006, Building permits are/are not required.

Carports / Garages

- ✓ Construction of a new garage/carport.
- ✗ Demolition of freestanding garage/carport, not constructed of masonry, not more than 40m² in floor area*

Decks

- ✓ Attached to a building, irrespectively of size, or forming part of a swimming pool surround

Fences

- ✓
 - For front fences, and fences on side or rear streets, (i.e. a fence within 3m of a boundary abutting a street) in excess of 1.2m in height above natural ground level if it is built out of masonry.
 - For front fences, and fences on side or rear streets, (i.e. a fence within 3m of a boundary abutting a street) in excess of 1.5m in height above natural ground level if it is not built out of masonry.
 - For any fence, adjacent to a street and containing barbed wire or the like.
 - For fences forming part of a safety barrier for a swimming pool or spa.
 - For a fence exceeding 1m in height above footpath level when within 9m of a point of

intersection of street alignments on corner allotments.

- For all other fences (except a chain wire fence surrounding a tennis court) in excess of 2m in height above natural ground level.
- ✗
 - Fences within 3m of a street alignment that does not exceed 1.2m in height.
 - Fences not exceeding 1m in height when within 9m to a point of intersection of street alignments
 - Chain mesh fences surrounding a tennis court and other fences that are not within 3m to a street alignment not exceeding 2m in height (other than a swimming pool safety fence).

Pergolas

- ✗ Pergolas associated with a residence:
 1. less than 20 square metres in area, and
 2. not exceeding 3.6m in height, and
 3. where the building is a detached house, townhouse, unit, etc. (Class 1a) not located further forward than 2.5m of the dwelling it is associated with

Re-Blocking

- ✓ Re-blocking, re-stumping or underpinning an existing building

Retaining Walls

- ✓
 - Constructed on or near site boundaries where there is a risk of damage of adjoining property
 - Construction of a retaining wall 1m or more in height
- ✗ Construction of a retaining wall less than 1m not associated with other building work or with the protection of adjoining property

Roofing

- ✓
 - Replacement of corrugated iron roofing with concrete/terracotta tiles
 - Replacement of concrete/terracotta tiles with corrugated iron roofing

- ✗ Replacement of corrugated iron roofing with similar corrugated iron sheeting (e.g. 'Colorbond'), and not replacement of structural battens

Sheds

- ✗ Freestanding sheds:
 1. with a floor area not exceeding 10 square metres, and
 2. if located within 1m from a side or rear boundary, not more than 2.4m in height, and
 3. if more than 1m from a side or rear boundary, not more than 3m in height, and
 4. located no further forward on the allotment than the front wall of the dwelling it is associated with, and
 5. not constructed of masonry.

Verandahs

- ✓ Construction of a verandah attached to any building

Windows

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

If you are unsure if your project requires a Building permit, contact your local Council or the Victorian Building Authority (VBA)

* Refer VBA Building Regulations for additional information / conditions

Contact Information

Victorian Building Authority

vba.vic.gov.au
1300 815 127

Bayside City Council

Bayside.vic.gov.au
03 9599 4444

City of Kingston

kingston.vic.gov.au
1300 653 356

Glen Eira City Council

gleneira.vic.gov.au
03 9524 3333



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