

BUILDING SERVICES

Explanation and interpretation of table Schedule 8.

Reg. Schedule 8 of the current Building Regulations describes buildings, structures and building works that do not require a building permit.

Examples of exemptions include:

- Maintenance work on buildings.
- Construction or demolition of Class 10 buildings or alterations to any other building, if the building work;
 - Is repair, renewal or maintenance to an existing building; and
 - Does not adversely effect the structural soundness of another building; and
 - Does not adversely effect the safety of the public or occupiers of any building; and
 - Does not project beyond the street alignment; and
 - Is not work carried out on or in connection with an historic building; and
 - **Does not involve construction over an easement vested in the Council or other Authority specified in Regulation 310;** and
 - Is not work in relation to an item listed in table 11.1 to 11.11 of the Current National Construction Code (NCC)



No	Description	Common Types of Building Works	Is a Building Permit Required	Must still comply with (see notes below)
1	ADDITIONS:	Additions to dwelling or another building	YES	4
2	ALTERATIONS:	Structural alterations to a dwelling or any other building	YES	4
		Removal or alteration to a load bearing part of a building	YES	4
3	CARPORTS & GARAGES:	Has a floor area less than 10m ² & less than 3mtrs high or less than 2.4mtrs high if within 1m of any boundary	NO	1, 2, 3, 6
		Attached to another building	YES	4
		Setback less than or extends beyond the street alignment – Part 4 Building Regulations 2017	YES	4 & 5
4	FENCE: (Also refer to our fencing info diagram handout) (Ref No.) Domestic and Commercial Properties	Side or Rear boundary fence up to 2mtrs high plus 500mm of lattice with 25% of area open (max height 2.5mtrs)	YES	-
		Side <u>Street</u> boundary fence less than 2mtrs high	NO	4, 6
		Front fence in brick less than 1.2mtrs high	NO	4, 6
		Fence within 9mtrs of the point of an intersection of the street alignment with a height less than 1mtr	NO	4, 6
		Front fence in timber/colourbond/steel up to 1.5mtrs high for General Residential 1 Zone	NO	4, 6
		Front fence in timber/colourbond/steel up to 1.2mtrs high for General Residential 2 - 5 Zone	NO	4, 6
		Front fence in timber/colourbond/steel on a Declared Rd up to 2mtrs high	YES	6
		Chain wire tennis court fence that is no closer than 1mtr off side or rear boundary and less than 3.6mtrs high	NO	-
<ul style="list-style-type: none"> • Any fence proposed above the set Building Regulation height would require an application to be submitted to Council for a Report & Consent approval. • All fences on a site other than specified in No.4 (as above), please check with our Planning Dept on 92988125 as there may be restrictions under the Knox Planning Scheme that apply. • Any work on a boundary fence with an adjoining owner must be agreed to by both parties. For further information, contact the Dispute Settlement Centre on 96038370 for details on the Fencing Act or www.justice.vic.gov.au/disputes or www.fencingonline.com.au. • An owner is responsible to ensure that there are no covenants or restrictions on the Certificate of Title relating to the construction of fences and location of correct property boundaries. 				
5	DECKS:	Decks attached or adjacent (within 900mm) to an existing building	YES	4
		Free standing decks less than 800mm in height & has a floor area less than 10m ²	NO	1, 2, 3, 6
		Decks less than 190mm above ground level	NO	1, 2, 3, 6
6	SOLAR PANELS:	Solar panels fitted directly to the roof of a building	NO	-
7	WOOD HEATERS:	Installation of a solid fuel heating appliance	NO	1
8	REBLOCK:	Reblocking or restumping of an existing building	YES	4

No	Description	Common Types of Building Works	Is a Building Permit Required	Must still comply with (see notes below)
9	MASTS/ANTENNAS:	Height more than 3mtrs above the highest point of a building	YES	4, 5
		Height more than 8mtrs above the ground	YES	4, 5
10	PERGOLAS: (Unroofed, perforated Shade cloth, etc)	Pergola associated with a house or garage if less than 20m ² and less than 3mtrs in height	NO	1, 2, 6
		Pergola that encroach into front setback by not more than 2.5mtrs, maximum height 3.6mtrs	NO	1, 2, 3, 6
		Pergola associated with any other building	YES	4
11	VERANDAHS:	Verandah attached to any building.	YES	4
12	SHADE SAILS:	Erection of a perforated sail material that is no closer than 500mm to side or rear boundary & no closer than 2.5mtrs towards the front boundary	NO	1, 2, 3, 6
		Erection of a non-perforated material sail	YES	4
13	RETAINING WALLS:	Retaining wall less than 1mtr in height and not supporting any other building	NO	6
		Retaining wall supporting the adjoining property on or near a site boundary. (any height)	YES	4
		Retaining wall 1mtr or more in height	YES	4
14	ROOFING:	Replacement of any different material type (sheet roofing / tile roofing, etc)	YES	4
		Replacement of the same material type (like for like)	NO	1
15	SHEDS, GAZEBO'S, SHIPPING CONTAINERS or LIKE STRUCTURES:	Less than 10m ² in area & less than 3mtrs high or less than 2.4mtrs high if within 1mtr of any boundary	NO	3, 6
		More than 10m ² in area	YES	4
16	SIGNS:	More than 1mtr in height within 3mtrs of the street alignment	YES	4, 5
		Greater than 3mtrs from street alignment and more than 8mtrs above ground level, 6m ² in display area	YES	4, 5
17	SWIMMING POOLS/ SPAS & BARRIERS:	Swimming pools or spas 300 mm or greater in depth NB: All swimming pools and spas capable of holding water 300mm or greater in depth require a pool barrier	YES	4
18	WINDOWS:	Replacement of windows with similar type windows & where no structural alterations are made	NO	1
		Installation of any window where structural alterations are made	YES	4
19	WATERTANKS:	A tank on the ground not within 500mm of the side or rear boundary (connected to the property storm water system)	NO	1, 2, 3, 6
		A tank on the ground located directly on the boundary line with a 500mm clearance between a building and the tank with a view obscured from the street and neighbours	NO	1, 2, 3, 6
		A tank greater than 1000 litres capacity on a tank stand over 1mtr high (A Planning Permit is required for a tank if it exceeds 4500 litres in a Design Development Overlay area)	YES	3, 4
20	EXTERNAL STAIRS & LANDINGS:	Stairs 800mm high and above	YES	4
		Stairs less than 800mm with a landing less than 2m ²	NO	1, 2, 3

Note 1. Current National Construction Code (including structural safety, fire rating, health and amenity as applicable)

Note 2. Current Building Regulations (including siting requirements, wall height restrictions, setbacks etc. as applicable)

Note 3. Cannot be built on vacant allotment without Council consent (permit)

Note 4. Must comply with all provisions of the Act and Regulations including those above. This is determined by the process of issuing a permit.

Note 5. Required reporting Authority or other relevant consent which is obtained as part of a building permit.

Note 6 A Building Permit and a Report & Consent is required for any structure, building or earth works constructed over or in an easement or to vary the Building Regulations.

- A Planning Permit may be required regardless of whether a Building Permit is required. Ring Council on 9298 8125 for planning requirements on your property.
- Value includes the cost of labour and materials. (ie expected professional rate) Guidance to determine cost can be obtained from a Quantity Surveying or Estimating publication.