



When is a Building Permit not required?

The Building Regulations 2012 have a list of kinds of building work for which a building permit is not required. In this information sheet the Shire will only highlight some common structures. If you want to read the complete list, please refer to Schedule 4, clause 2 of the Building Regulations.

Even if a building permit is not required, all building work has to comply with the requirements of the Building Code of Australia (BCA).

In addition to a building permit, a development approval may be required. Please contact Planning Services for more information.

There is often a misconception of some types of Class 10a building works. Here are the correct interpretations:

Pergola	This means a structure without walls and without a roof. The top may be covered with a permeable material such as shade cloth.
Patio/Gazebo	This is a roofed structure without walls. The roof can be any solid material.
Verandah	This is an outdoor area adjoining the dwelling under the main roof.

1. GARAGE, CARPORT, SHED or the like

The construction, erection, assembly or placement of a freestanding Class 10a building that has a floor area not exceeding 10m² (approximately 3mx3m) and is not more than 2.4m in height does not require a building permit.

2. FENCE, SCREEN or the like

The construction, erection, assembly or placement of a fence, screen or similar structure other than a fence forming part of a barrier to a private swimming pool does not require a building permit, if:





- a) The fence or screen is constructed in accordance with a local law (The Shire of Waroona has a Fencing Local law 2014 which can be found on the website or by contacting the Shire), or
- b) If the district doesn't have a fencing local law, the fence, screen or similar structure:
 - o If constructed of masonry, is no more than 0.75m in height; and
 - o If constructed of a material other than masonry, is no more than 1.8m in height.

3. MAST, ANTENNA or similar

The construction, erection, assembly or placement of a mast, antenna or similar structure that:

- a) If attached to a building
 - o Is no more than 2m in height above the highest point of attachment to the building; and
 - o Will not affect the way in which the building complies with each building standard that applies to the building.
- b) If not attached to a building, is no more than 3m in height.

4. RETAINING WALL

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; and
- c) Is not work of a kind to which section 76 (encroachment), 77 (adversely affect other land), 78 (protection structure) or 79 (affecting party walls) relates.



5. WATER STORAGE TANK

Construction, erection, assembly or placement of a water storage tank with a capacity of 5,000 L or less.

6. SOLAR PANELS OR HOT WATER SYSTEM

Attachment of photovoltaic panels or solar hot water systems to the roof of a Class 1 or Class 10a building.

7. EVAPORATIVE COOLING UNIT

The installation of a roof mounted evaporative cooling unit on a building or incidental structure if:

- a) The building or incidental structure is not located in a bushfire prone area; or
- b) The building is Class 4 to Class 9 building; or
- c) The building is located in a bushfire prone area and the BAL for the building site is BAL-LOW; or
- d) The building or incidental structure:
 - Is located in a bushfire prone area; and
 - The BAL for the building site is BAL-12.5, BAL-19 or BAL-29; and
 - The installation of the evaporative cooling unit complies with the requirements for the roof penetration in respect to the building or incidental structure set out in AS3959.