

# BUILDING APPROVAL CHECKLIST MINOR RESIDENTIAL WORK

A building approval, or development permit is often required where building works are proposed to be carried out under the Planning Act 2016 (PA), as well as under specific legislation.

Accredited private building certifiers issue these building approvals, as well as some local Council's upon request. Some minor residential works such as small tool shed can be exempt from requiring a building approval if it meets all relevant criteria for exemption.

The team at Fluid Building Approvals is here to make sure your project flows smoothly and are happy to assist with enquiries where you are unsure if you need a building approval for minor residential work. Other factors such as local Council planning regulations may also affect whether an approval is required or not.



This fact sheet is a guide only and cannot cover all circumstances and site-specific situations. Local Council planning requirements including zoning/overlays may affect the requirements for approval.

All new building work is required to comply with current building codes and legislation.

## IS BUILDING APPROVAL REQUIRED?

If you answered **yes** to any of the below, it is likely that you will need to apply for a building approval:

	YES	NO
<b>Decks, patios, pergolas, shed – where:</b>		
More than 1m above natural ground level		
More than 10m <sup>2</sup> plan area		
More than 2.4m high, with a mean height of more than 2.1m		
Any side is longer than 5m		
<b>Fencing – where:</b>		
New swimming pool fencing, including major repairs/maintenance		
Non-pool fencing with a height greater than 2m above natural ground level		
<b>Retaining walls – where:</b>		
The height of the wall or the cut/fill is more than 1m above natural ground level		
The wall is closer than 1.5m to a building or another retaining wall		
There is a surcharge loading over the zone of influence for the wall		
The wall forms part of the fencing for a swimming pool		
<b>Filling and Excavation – where:</b>		
The cut/fill is greater than 1m above/below natural ground level		
<b>Repairs, maintenance and alterations – where</b>		
The building/structure's flood area or height has altered		
The work affects more than 20% of the building's structural components		
The gross floor area (GFA) of the new work is greater than 20% of the existing GFA or more than 40m <sup>2</sup> of a storey		
<b>Aerials, antennas and satellite dishes – where:</b>		
More than 10m above natural ground level or 3.5m above a building (where attached)		
<b>Signage – where:</b>		
Attached to a building		
Higher than 2m		
Wider than 1.2m		
<b>Tents – where</b>		
The floor area is greater than 500m <sup>2</sup>		
<b>Other Structures (eg. Playground equipment, cubbies) – where</b>		
More than 3m above natural ground level.		