

BUILDING SERVICES

Explanation and interpretation of items listed under **Schedule 3** of the **Building Regulations 2018**.

Schedule 3 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 affect the structural soundness of another building; and
 - Does not adversely affect 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 130; and**



PH: 03 9298 8125

No	Description	Common Types of Building Works	Is a Building Permit Required	Must still comply with (see notes below)
1	REMOVAL OF ABOVE GROUND SWIMMING POOLS/SPAS	Removal of an above ground swimming pool or spa (Not constructed out of masonry, concrete or the like)	NO	-
2	DEMOLITION OF INGROUND SWIMMING POOLS/ SPAS	Demolition of an in ground swimming pool or spa	YES	4
3	ADDITIONS:	Additions to dwelling or another building	YES	4
4	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
5	CARPORTS & GARAGES:	Has a floor area less than 10m ² & less than 3 meters high or less than 2.4 meters high if within 1meter of any boundary	NO	1, 2, 3, 6
		Attached to another building and further forward of the existing dwelling	YES	4
		Setback less than or extends beyond the street alignment – Part 5 Building Regulations 2018	YES	4 & 5
6	FENCE: (Also refer to our fencing info Diagram handout) (Ref No.) Domestic and Commercial Properties	Side or Rear boundary fence up to 2 meters high plus 500mm of lattice with 25% of area open (max height 2.5 meters)	YES	-
		Side <u>Street</u> boundary fence greater than 1.5 meters in height	YES	4, 6
		Front fence in brick less than 1.2 meters high	NO	4, 6
		Fence within 9 meters of the point of an intersection of the street alignment with a height greater that 1meters	YES	4, 6
		Front fence constructed of timber/colourbond/steel up to 1.5 meters high for General Residential 1 Zone	NO	4, 6
		Front fence constructed of timber/colourbond/steel up to 1.2 meters high for General Residential 2 - 5 Zone	NO	4, 6
		Front fence constructed of timber/colourbond/steel on a Declared Rd up to 2 meters high	YES	6
Chain wire fence surrounding a tennis court that is no closer than 1 meter from a side or rear boundary and less than 3.6 meters high	NO	-		
<ul style="list-style-type: none"> • In addition to a building permit, 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 Department 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 (https://www.disputes.vic.gov.au/) on 1300 372 888 for details on the Fencing Act or https://www.justice.vic.gov.au/justice-system/laws-and-regulation/civil-law/fencing-law-in-victoria • 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. 				

No	Description	Common Types of Building Works	Is a Building Permit Required	Must still comply with (see notes)
7	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 which does not consist of an in-ground footing system	NO	1, 2, 3, 6
8	SOLAR PANELS:	Solar panels fitted directly to the roof of a building (with no structural alterations required for the installation)	NO	-
9	WOOD HEATERS:	Installation of a solid fuel heating appliance (Still required to comply with NCC & PCA requirements)	NO	1
10	REBLOCK:	Reblocking or restumping of an existing building	YES	4
11	MASTS/ANTENNAS:	Attached to a building and the height is more than 3 meters above the highest point of a building	YES	4, 5
		Not attached to a building and the height is more than 8 meters above the ground	YES	4, 5
12	PERGOLAS: (Unroofed, perforated Shade Cloth, etc.)	Pergola associated with a house or garage if less than 20m ² and less than 3 meters in height	NO	1, 2, 6
		Pergola that encroach into front setback by not more than 2.5 meters, maximum height 3.6 meters	NO	1, 2, 3, 6
		Pergola associated with any other building	YES	4
13	VERANDAHS:	Verandah attached to any building.	YES	4
14	SHADE SAILS:	Erection of a perforated sail material that is no closer than 500mm to side or rear boundary & no closer than 2.5 meters towards the front boundary	NO	1, 2, 3, 6
		Erection of a non-perforated material sail	YES	4
15	RETAINING WALLS:	Retaining wall less than 1 meter 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
16	ROOFING:	Replacement of any different material type (sheet roofing / tile roofing, etc.)	YES	4
		Replacement of the same material type (Like for like) and no structural alterations	NO	1
17	SHEDS, GAZEBO'S, SHIPPING CONTAINERS or LIKE STRUCTURES:	Less than 10m ² in area & less than 3 meters high or less than 2.4 meters high if within 1meter of any boundary	NO	3, 6
		More than 10m ² in area	YES	4
18	SIGNS:	More than 1 meter in height within 3 meters of the street alignment	YES	4, 5
		Greater than 3 meters from street alignment and more than 8 meters above ground level, 6m ² in display area	YES	4, 5
19	SWIMMING POOLS/ SPAS & BARRIERS:	Swimming pools or spas with a depth of 300mm or greater. NB: All swimming pools and spas capable of holding water 300mm or greater in depth require a pool barrier Important note: For further information on swimming pool and spa requirements please refer to Councils website - https://www.knox.vic.gov.au/pools	YES	4

No	Description	Common Types of Building Works	Is a Building Permit Required	Must still comply with (see notes)
20	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
21	WATERTANKS: (Note: A Watertank cannot be erected over an easement)	A water 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 1 meter high (A Planning Permit is required for a tank if it exceeds 4500 litres in a Design Development Overlay area)	YES	3, 4
22	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. (i.e. expected professional rate) Guidance to determine cost can be obtained from a Quantity Surveying or Estimating publication.