Town of Cambridge

WHEN DO I NEED A BUILDING PERMIT?

When is a Building Permit required?

A building permit is required for:

- Construction of a building
- Renovation, alteration or improvement of a building
- Changing a room/area from one building classification to another (i.e. converting a garage into a living area)
- Site work or changing ground levels in preparation for building work
- Sheds and Patios over 10m^2 in area
- Pergolas over 20m^2 in area
- Demolition over 40m^2 in area
- Commercial fit outs

If planning approval is also needed for your development, you will need to obtain this prior to lodging your building permit application.

Please note this is not an exhaustive list and is provided as guidance only. If in doubt, please contact the Town's Building Services Team on 9347 6000.

What does not require a building permit?

The following specific types of building work do not require a building permit. (Note: The exemptions only apply in the case of residential development):

Renovation or maintenance work which is *not* structural and does not increase the floor area or change the classification of building or use, provided that the work is in accordance with the following:

- all relevant codes and regulations and must not adversely affect the safety and health of occupants, users or the public
- must not adversely affect or encroach upon other land; and
- must not be subject to certain provisions of the Heritage Act.
- You must be sure that the work (i.e. removal of walls) is not structural. This should be confirmed by a suitably qualified person o ensure that there are no roof struts or ceiling framing supported by the wall.

What does not require a building permit cont.?

- **Fencing or screening if:**
    - 0.75m high or under when constructed in masonry
    - 1.8m high or under when built of timber, steel, fibre cement or similar.
- **Retaining Walls** not exceeding 500mm in height nor retaining neighbouring land and not adversely affecting or encroaching upon other land.
- **Garden sheds** not exceeding 10m^2 in area and a height not exceeding 2.4m.
- **Pergolas** (A pergola is an unroofed open-framed structure or covered in a water permeable material) - Not exceeding 20m^2 in area and a height not exceeding 2.4m.
- **Solar panels** - On a domestic residence, garage or shed.
- **Solar hot water systems** - on a domestic residence, garage or shed.
- **Water Tanks** - with a capacity not exceeding 5,000 litres.
- **Masts or antennas** - Except those taller than 3.0m if not attached to a building or taller than 2.0m where attached to a building or which adversely affect the building.
- **Paving and landscaping or similar works** - Provided that there is no change in ground levels or raised areas.

For information relating to Dividing Fences, please refer to Dividing fences