



Works that require a Building Permit

1. Construction, erection, assembly or placement of a *class 1 buildings* and *class 2 to 9 buildings*.
2. The demolition, dismantling or removal of a building or an *incidental structure*.
3. The changing of ground levels of land for the purposes of building work to an extent that could adversely affect land beyond its boundaries.
4. Site work on any land for the purposes of, or required because of building or demolition works.
5. Construction, erection, assembly or placement of a swimming pool or spa.
6. Construction, erection, assembly or placement of a barrier/fence for a swimming pool or spa.
7. Construction, erection, assembly or placement of a sign that requires structural elements for support.
8. Construction, erection or assembly of a shade sail.
9. Construction, erection, assembly or placement of a freestanding *Class 10a building* that has a floor area exceeding 10 m² or exceeds 2400 mm in height.
10. Renovation, alteration, improvement, repair or maintenance of a building or *incidental structure* if the building work —
 - a. affects the structural soundness of the building or *incidental structure*; or
 - b. increases or decreases the floor area or height of the building or *incidental structure*; or
 - c. includes underpinning or replacement of footings; or
 - d. includes the removal or alteration of any element of the building or incidental structure that is contributing to the support of any other element of the building or *incidental structure*; or
 - e. Changes the use or classification of the building or *incidental structure*; or
 - f. Adversely affects the safety and health of the occupants or other users of the building or *incidental structure* or of the public; or
 - g. Affects the way in which the building or incidental structure complies with each building standard that applies to the building or *incidental structure*; or
 - h. Is subject to an order, agreement or permit under the Heritage Act.
11. Construction, erection, assembly or placement of a fence, screen or similar structure, other than a fence forming part of an enclosure for a private swimming pool, That is;
 - a. Within the *front setback* of a property and exceeds 750mm in height; or
 - b. Outside the *front setback* and exceeds 1800mm in height



12. Construction, erection, assembly or placement of a mast, antenna or similar structure that is;
 - a. attached to a building and exceeds 2000 mm in height above the highest point of attachment to the building; or
 - b. not attached to a building and exceeds 3000 mm in height.
13. Construction, erection, assembly or placement of a retaining wall that; retains ground exceeding 500 mm in height
14. Construction, erection, assembly or placement of a *pergola* that;
 - a. exceeds 2400 m in height; and
 - b. covers an area exceeding 20 m²
15. Construction, erection, assembly or placement of a water storage tank with a capacity that exceeds 5,000L.

Glossary of terms

Class 1 buildings: single dwellings, group dwellings, specific short stay accommodation and boarding houses.

Class 2 to 9 buildings: Buildings used for commercial purposes

Class 10a Building: a non-habitable building being a private garage, carport, shed or the like.

Class 10b Building: a structure being a fence, screen, antennae, mast, retaining wall, water tank or the like.

Front setback: the area between the *primary street* alignment and the required building setback (for city of Nedlands 9m).

Incidental structure: a structure attached to or incidental to a building and includes;

- a. a chimney, mast, swimming pool, fence, free-standing wall, retaining wall or permanent protection structure; and
- b. a part of a structure;

Primary Street: the sole or principle public road that provides access to the front door of a dwelling.

Pergola: means an open structure that does not have a roof but may have a covering of open weave permeable material.