

Buildings Not Needing Approval

The Building Regulations 2012 allow for exemptions for some building works without the requirement for a Building Permit to be obtained prior to construction.

Please be aware that the Town Planning Scheme still applies and a **Planning Approval may be required**.

The following lists some common instances where within the Shire of Murray a Permit may not be required providing they are constructed in accordance with each building standard that applies to the building work. Please refer to schedule 4 of the Building Regulations 2012 for full details.

1. The construction, erection, assembly or placement of:
 - Class 10 Building or incidental structures within areas zoned rural by local laws or a local planning scheme.
 - A free-standing Class 10 structure that has a floor area less than 10m² and is no more than 2.4m in height.
2. Renovation, alteration, improvement, repair or maintenance of a building including, but not limited to, the following:
 - Building works that will not affect the structural soundness of the building; or
 - Building works that will not result in an increase or decrease of the floor area or height of the building; or
 - Building works that will not change the use or classification of the building.
3. Temporary sheds, offices or sanitary facilities on land where building work is to be carried out.
4. A fence in accordance with Shire of Murray local laws except where it relates to an enclosure of a swimming pool or spa.
5. A mast, antenna or similar structure that:
 - When attached to a building is no more than 2m above the highest point or attachment to the building
 - When free standing not more than 3m in height.
6. A retaining wall that retains no more than 0.5m in height and is not affecting other land.
7. Construction of a pergola no more than 2.4m in height and not exceeding 20m². In the Regulations a pergola means an open structure that does not have a roof but may have a covering of open weave permeable material.
8. Rain water tank with a capacity of 5000L or less.
9. Attachment of solar panels or solar hot water system to the roof of a Class 1 or 10a building.

Class 1 – A single dwelling

Class 10 – A non-habitable building or structure being a private garage, carport, shed fence, mast, antenna, retaining or free-standing wall, swimming pool or the like.