



## B1 Building Permit – Permit Requirements

### Policy Objective

To formally identify structures which:

- are considered minor in nature;
- should not need to be assessed for structural integrity;
- will be constructed from all new materials;
- will not have an impact on the amenity of the locality; and
- will not require the approval of a Building Permit.

### Policy

This policy classifies certain structures as incidental structures with specific criteria set out for each of the classifications and which, by their minor nature, a building permit will not be required.

### General Requirements

In respect of all incidental structures, the following will apply:

- Incidental structures must comply with *Shire of Ravensthorpe Local Planning Scheme No. 6 (as amended)*, the *National Construction Code (Volumes One and Two, including WA variations)*, as amended, and the *Building Regulations 2012 (WA), including Schedule 4*.
- Incidental structures may only be constructed within the lot boundaries. They may not be constructed on verges or thoroughfares.

### Incidental Structures

For the purpose of this policy incidental structures are defined in Schedule 4, clause 2 of the Building Regulations 2012 (WA) as amended from time to time.

#### **Cubbyhouse - providing that:**

- it is not located within the front setback;

**for height and size restrictions refer Building Regulations 2012, Schedule 4, cl. 2 for permit exemptions**

#### **Poultry-run - providing that:**

- it is not located within the front setback;
- for height and size restrictions refer Building Regulations 2012, Schedule 4, cl. 2 for permit exemptions; and
- the number of poultry kept do not exceed twelve (12) or any mature roosters.



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**Bird Aviary - providing that:**

- it is not located within the front setback;

**for height and size restrictions refer Building Regulations 2012, Schedule 4, cl. 2 for permit exemptions****Kennel and/or Dog-run- providing that:**

- they are not located within the front setback;
- for height and size restrictions refer Building Regulations 2012, Schedule 4, cl. 2 for permit exemptionthe number of dogs housed does not exceed two (2); and
- the dog-run is not used as a breeding kennel.

**Letterbox - providing that:**

- for height and size restrictions refer Building Regulations 2012, Schedule 4, cl. 2 for permit exemptions; and
- it does not conflict with those of any other strata owner.

**Clothes Line - providing that:**

- for height and size restrictions refer Building Regulations 2012, Schedule 4, cl. 2 for permit exemptionsno part of the clothes line is to be attached to a boundary fence or wall without the prior written approval of the adjoining owner;
- they are not located within the front setback;
- it is located so that it is not visible from a street; and
- any strata rules allow the clothes line in that location.

**Barbeque (including masonry gas and wood-fired barbeques and ovens, but excluding portable units) - providing that:**

- for height and size restrictions refer Building Regulations 2012, Schedule 4, cl. 2 for permit exemptionsthey are located such that emissions from the barbeque or oven do not create or cause a nuisance to properties in the locality.

**Bird Baths - providing that:**

for height and size restrictions refer Building Regulations 2012, Schedule 4, cl. 2 for permit exemptions



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**Water Feature (ornamental and fish pond) - providing that:**

- it is not integrated with an existing swimming pool or spa;
- for height, depth and size restrictions refer Building Regulations 2012, Schedule 4, cl. 2 for permit exemptions noise levels of any equipment and use not exceeding noise levels assigned under the Environmental Protection (Noise) Regulations 1997; and
- it is not operated between the hours of 9pm and 7am.

**Air Conditioner - providing that:**

- they require no structural work to install the equipment, (wall piercing only for the reticulation of electricity and refrigerant are permissible);
- noise levels associated with the use of any air conditioner does not exceed noise levels assigned under the Environmental Protection (Noise) Regulations 1997; and
- any roof mounted evaporative cooling unit complies with Schedule 4, Clause 2, Item 13 of the Western Australia Building Regulations 2012.

**Other Incidental Structures:**

- which an Authorised Officer determines are incidental and essentially minor in nature and unlikely to have an impact on the amenity of the locality or adjoining residents.

<b>DOCUMENT CONTROL BOX</b>		
<b>Custodian:</b> Chief Executive Officer		<b>Decision Maker:</b> Council
<b>Compliance Requirements:</b> Delegated Authority – DA 2.3 Section – Building Act 2011		
<b>Legislation:</b>	Schedule 4 (Clause 2) [Kinds of building work for which a building permit is not required] Building Regulations 2012	
<b>Industry:</b>		
<b>Organisational:</b>		
<b>Document Management: EMPRS</b>		
<b>Risk Rating:</b> Medium	<b>Review Frequency:</b> 2 Years	<b>Next Due:</b>
<b>Version #</b>	<b>Decision Reference:</b>	<b>Description:</b>
<b>a</b>	OCM 18/08/2020 Item 13.3	Comprehensive Policy Register Review
<b>b</b>	OCM 19/07/2022 Item 12.1.2	Comprehensive Policy Register Review
<b>c</b>	OCM 21/11/2023 Item 12.1.1	Comprehensive Policy Register Review
<b>d</b>		