

Buildings Not Needing Building Approval

This information sheet is to clarify what the Shire of Murray considers not to be a building. These structures are not clearly defined in the Act or the Regulations. They generally do not have any negative consequences for safety or security of persons.

However, be aware that the Town Planning Scheme still applies and a planning approval may be required.

Subject to the installation in accordance with Australian and Industry Standards, the following are considered not to be a building for which a building licence is required:

1. Any Class 10 Building as defined in the Building Code of Australia, excluding swimming pools, on rural zoned properties.
Class 10 – a non-habitable building or structure being a private garage, carport, shed, fence, mast, antenna, retaining or free-standing wall, or the like.
2. Any fence or freestanding wall equal or less than 1800mm in height.
3. Any retaining wall retaining equal or less than 500mm fill or excavation.
4. Any prefabricated garden shed/ cubby house that complies with all of the following:
 - On an occupied lot;
 - Having a floor area less than 10m²;
 - Having an overall maximum height of 2400mm above natural ground level.
 - Being located behind the established primary and secondary street setbacks (i.e. behind the house).
5. Any water tank that has been prefabricated prior to purchase (i.e. not poured in-situ concrete) at ground level.
6. Any sea container that is used as a Class 10 (shed/ storage) as per the BCA.
7. Any satellite dish to a maximum diameter of 1000mm if attached to a building, or 2400mm if constructed at ground level. Ground level is when the centre of the dish is a maximum of 1500mm off natural ground level.
8. Any flagpole when installed in accordance with manufactures specifications having a maximum height of 5.0m and being setback a minimum of the height of the pole away from property boundaries.
9. Any TV antenna attached to a building projecting not more than 2400mm above the point to which it is attached to the building.
10. Any other minor structures including mailbox, flagpole, clothesline, BBQ's and the like at the discretion of the Manager of Building Services and Senior Building Surveyor.