



BUILDING PERMIT

The Shire of Carnarvon's Building Services team is responsible for ensuring that State Government building regulations, for residential and business, are administered in accordance with the Building Code of Australia, and that relevant town planning requirements and local building laws are adhered to.

A building permit is required prior to commencing construction for most buildings (residential, commercial, or industrial) including but not limited to new works, additions, alterations, commercial fit outs and refurbishments, changes to ground levels, swimming pools, spas and pool barriers. Additionally, if you need to demolish a structure (residential, commercial, or industrial) you will need a Demolition Permit.

In most cases, works involving alterations and additions to an existing building will require a building permit as the proposed fit-out work could affect the way the building complies with the Building Code of Australia (BCA) and applicable Australian Standards.

For example, including but not limited to:

- Partitions could affect occupant egress to an exit when evacuating the building during a fire emergency.
- Existing facilities within the building may need to be upgraded to comply with disabled access requirements.
- The fit-out work could result in the relocation of or changes to existing services i.e., sprinkler systems, smoke detectors, emergency lighting, exit signs, etc.
- Food business exhaust hoods and mechanical ventilation systems, if installed incorrectly or are inadequate, could cause odour and smoke nuisance to adjoining properties.

It is important to consult the Shire of Carnarvon to ensure you obtain correct advice about the plans and processes you need to follow prior to lodging a permit application.

Fact Sheets & Checklists

- [Decking](#)
- [Demolition](#)
- [Fences](#)
- [Patios and Carports](#)
- [Pergolas and Shade Sails](#)
- [Dwellings, Additions & Improvements](#)
- [Retaining Wall](#)
- [Sheds and Outbuildings](#)
- [Transportable Building / Structure](#)
- [Swimming Pools and Spas](#)
- [Unauthorised building works](#)



Useful Links

- [Frequently Asked Questions](#)
- Swimming Pool and Spa [Frequently Asked Questions](#)
- [Rules for Pools and Spas](#)
- Should you require a copy of approved building plans for your property, you can submit the [Plan Search Request Form](#) with the Shire.
- Prior to granting building permit, the applicant is required to satisfy *the Planning and Development Act 2005*.
- Please refer to '[Do I need to be a registered builder?](#)' before you beginning your application.

The Shire of Carnarvon is in the cyclone region of Western Australia, which means the standard requirement for structures need to withstand cyclone winds. Carnarvon is in Wind Region D. Information on Wind Regions can be found on the [Department of Mines Website](#)