



I have a Certificate of Title for my site and want to demolish, build, renovate or extend a single residential dwelling.

Before you proceed, have you done the following?

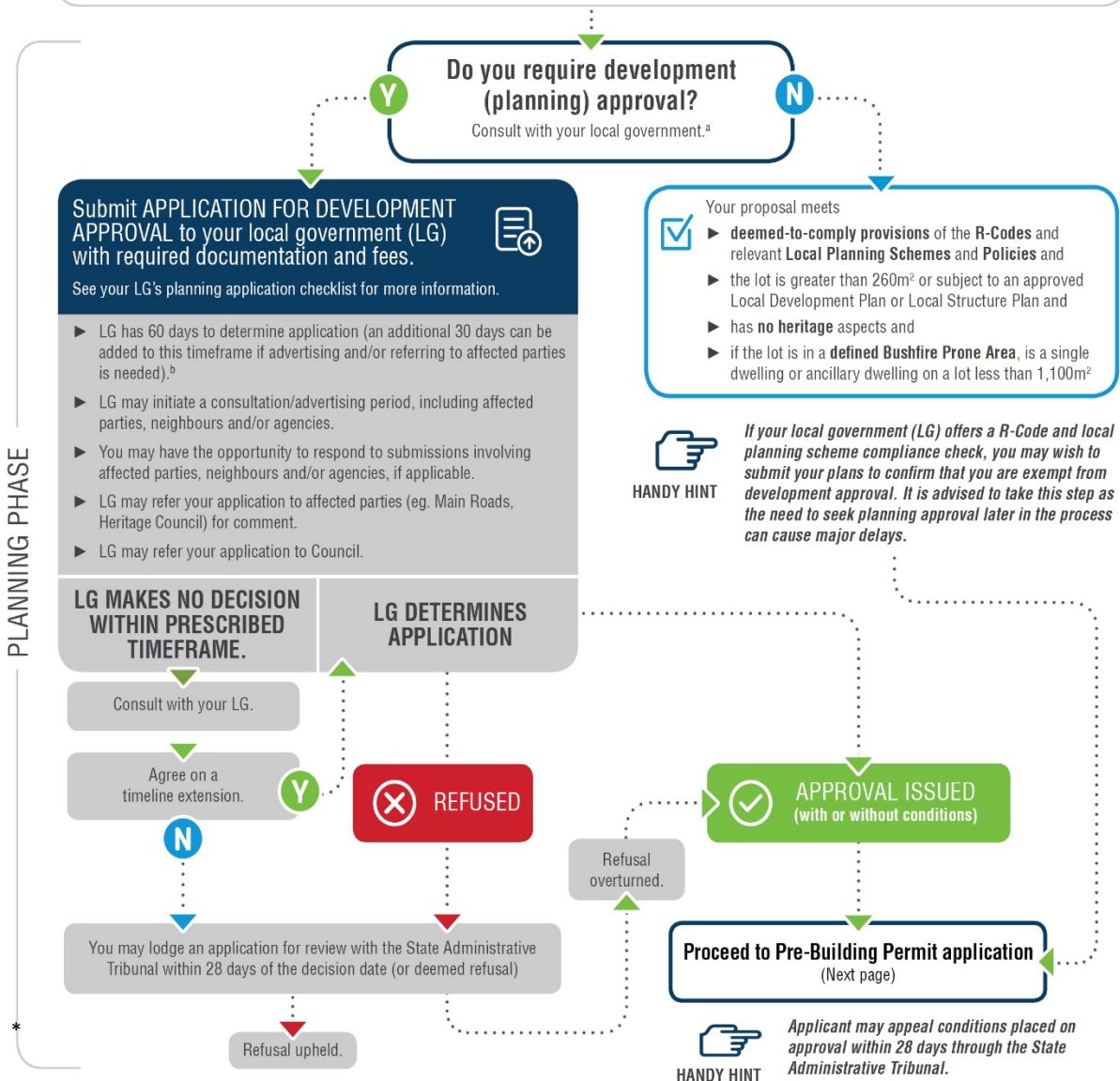
- Check DFES Map of **Bushfire Prone Areas**. If your site is located in a bushfire prone area, your property may need a recent BAL (bushfire attack level) assessment (see Building Commission Bushfire Fact Sheet for more information). To determine what, if any, bushfire requirements apply to your development you can use the 'What do I need to do?' assistance tool.

- Check inHerit to see if your site is **heritage listed**. If it is, the Heritage Council will need to be notified of your plans.



HANDY HINT

Consider getting a Property Interest Report from Landgate to check the location of utilities and whether your site is subject to any restrictions. Also check your title for any encumbrances.



Please note:

- a The development approval process can vary across local governments. It is highly recommended you consult with your local government.
- b Assessment time can be extended due to insufficient information and/or agreement between the LG and applicant.

Regulatory map for a single residential dwelling



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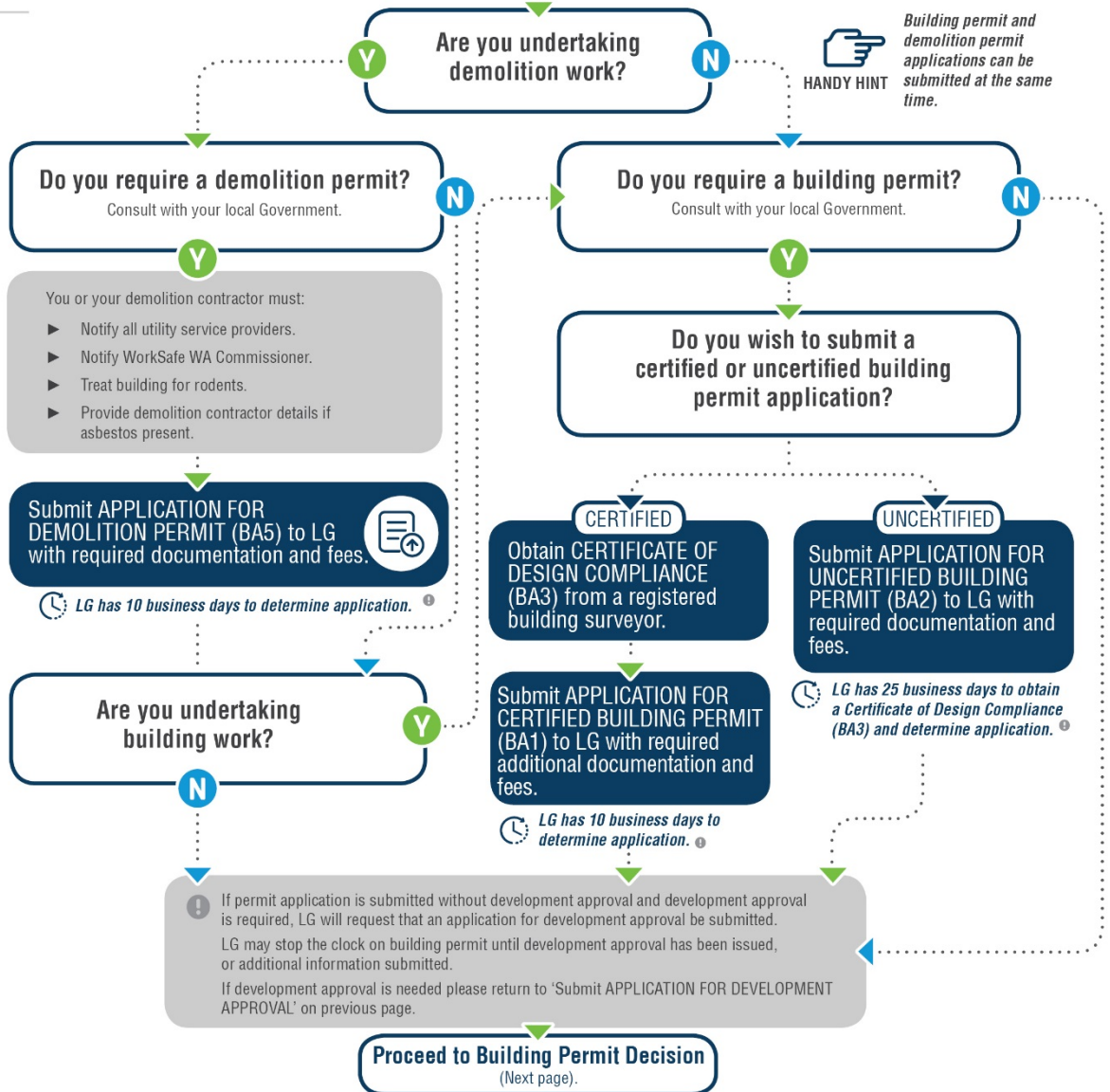
- Obtained written consent (BA20) from affected owner/s if work will encroach or adversely affect other land.
- Obtained owner-builder approval from the Building Commission if you are intending to owner-build.
- Ensured your builder has home indemnity insurance if intended work is builder work and is valued over \$20,000 (this is not needed if you are an owner-builder or a registered building contractor intending to build your principal place of residence).
- Consulted with your local government to:
 - Ensure that any conditions placed on your planning approval are satisfied.
 - Check whether you require a verge permit or verge bond.
 - Obtain health approval if you are modifying or installing a sewage treatment apparatus.
 - Check whether additional requirements apply if asbestos is present.
- Notified Water Corporation of all intended demolition, renovation and building works and obtain approval through BuilderNet.



HANDY HINT

If you require a new water service, you can submit your application at the same time as your approval request.

DEMOLITION AND BUILDING PHASE

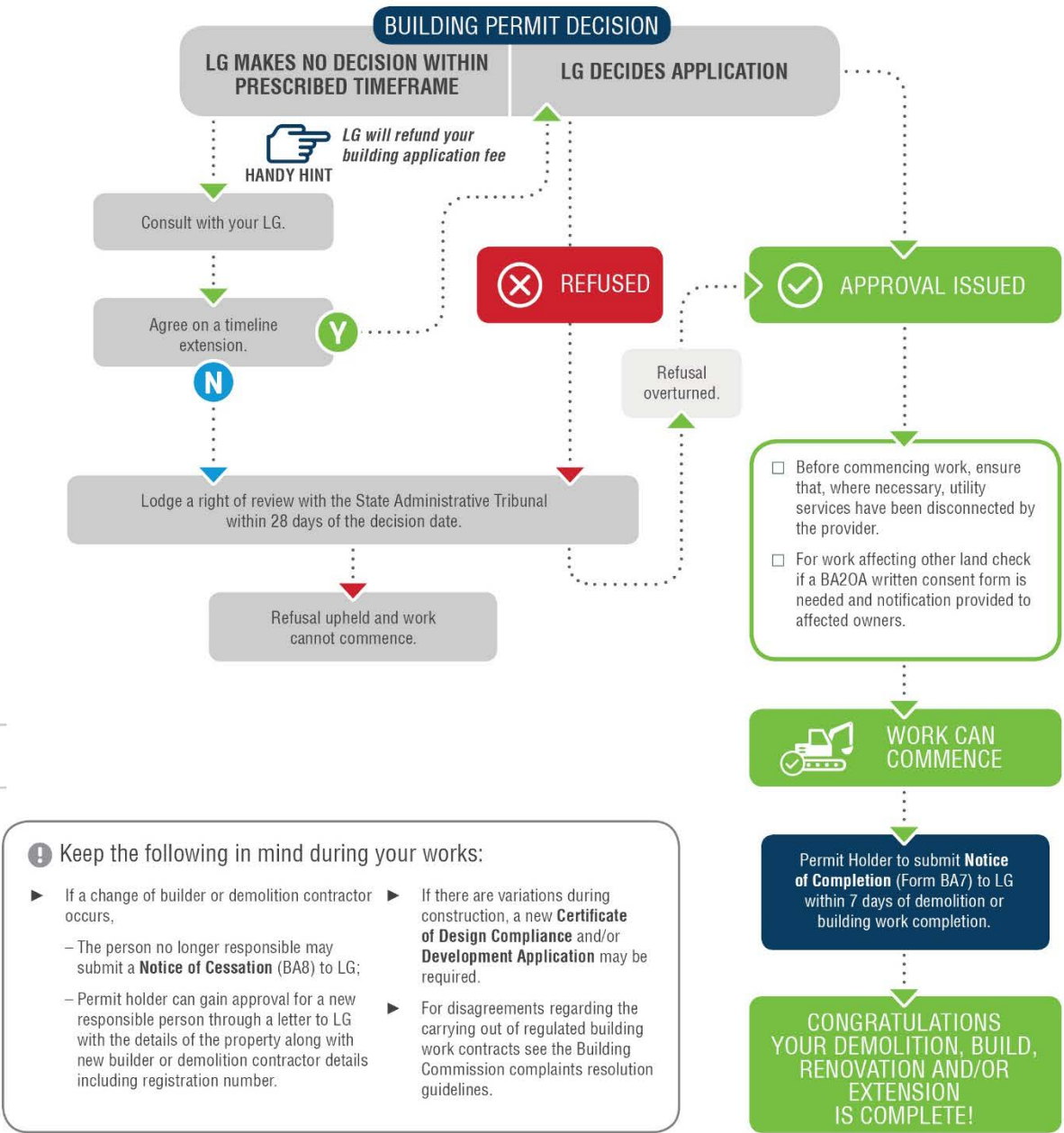


Regulatory map for a single residential dwelling



DEMOLITION AND BUILDING PHASE

CONSTRUCTION PHASE



- ! Keep the following in mind during your works:**
- ▶ If a change of builder or demolition contractor occurs,
 - The person no longer responsible may submit a **Notice of Cessation** (BA8) to LG;
 - Permit holder can gain approval for a new responsible person through a letter to LG with the details of the property along with new builder or demolition contractor details including registration number.
 - ▶ If there are variations during construction, a new **Certificate of Design Compliance** and/or **Development Application** may be required.
 - ▶ For disagreements regarding the carrying out of regulated building work contracts see the Building Commission complaints resolution guidelines.