

PLANNING VS. BUILDING PERMITS

WHAT PERMITS DO YOU NEED FOR YOUR HOME RENOVATION?

WHAT IS A PLANNING PERMIT?

A Planning Permit is a legal document. It gives permission for use and/or developing that land.



IS A PLANNING PERMIT THE SAME AS A BUILDING PERMIT?

No. A Planning Permit is not a Building Permit. If you need a Planning Permit, this needs to be approved before you will get your Building Permit.



WHAT IS A BUILDING PERMIT?

A Building Permit is approval for your proposed building works.



DO YOU NEED A PLANNING PERMIT?

NO

YES



DO YOU NEED A BUILDING PERMIT?

NO

YES



DO YOU NEED A BUILDER

NO

YES



YOUR DREAM HOME

WHEN DO YOU NEED A PLANNING PERMIT?

You will need a Planning Permit if your home :

- Title has Overlays
- Is in a bushfire area
- Zoning requires a Planning Permit
- Site is less than 500m2
- Project is to build more than one house on your homesite

HOW DO YOU FIND OUT IF YOU NEED A PLANNING PERMIT?

Your local Council's Town Planner can tell you if you need a Planning Permit. You may or may not need a Planning Permit to develop your land.



WHERE DO YOU GET A PLANNING PERMIT?

Your local Council issues Planning Permits.

WHEN DO YOU NEED A BUILDING PERMIT?

Any structural work on your home will need a Building Permit. For example, you must have a Building Permit to remove a load bearing wall. Or build an addition, garage, carport, verandah or deck.

HOW DO YOU FIND OUT IF YOU NEED A BUILDING PERMIT?

Your local Council's Building Surveyor can tell you if you need a Building Permit.



WHERE DO YOU GET A BUILDING PERMIT?

Your local Council or a relevant Building Surveyor can issue Building Permits.

WHEN A BUILDING PERMIT IS NOT REQUIRED

You do not need a Building Permit when your building work does not include work involving:

- Your House Structure
- Increase or decrease your floor area
- Increase or decrease your house height
- Underpinning or replacement of footings
- Removal or alterations that support another part of your house
- Common building materials used for the same purpose
- Safety of the public or occupiers of your house
- Safety of your house
- Projecting beyond the street alignment

And you do not have a heritage listed home

The following building works does not need a Building Permit:

- Retiling a bathroom or kitchen
- Remodelling a bathroom or kitchen.

NOTE: Plumbing work needs to be under taken by a licensed or registered plumber

- Replacing internal wall and ceiling linings
- Replacing external wall cladding with the same cladding. With no structural alterations e.g. replacing rotted weatherboards with good weatherboards

YOU WANT TO BE AN OWNER BUILDER

An Owner Builder obtains Building Permits and supervises or does the Building Work. You take responsibility for the Works to meet Building Regulations and Standards.

In Victoria, you must live in the house and only build or renovate one house every five years

There are rules and requirements with being an Owner Builder.

One rule is that if the Work is more than \$16,000 you must have a Certificate of Consent. The Victorian Building Authority (VBA) issue these Certificates.

Another Rule is that if the Work is over \$10,000 or more a:

- Registered builder, contractor or tradesperson has to do the Work
- You have to have a Contract with that builder doing the Work
- The builder, contractor or tradesperson doing the Work has to have insurance

And Warranties still apply. Learn more about being an Owner Builder at

<http://www.vba.vic.gov.au/consumers/owner-builders>

Whether you are renovating your home or building your new home you may or may not need Permits to do this Work. It is best to find out what your Permit requirements are at the start of your project.

Want to learn more? Great! Watch this Webinar to find out how you can renovate your home on Budget and Reduce Your Energy Bills!

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