



**Enquire Council Planning Department as early as possible on**

- what is allowed to be built
- planning approval process
- permit exemption / fast track

**Find out**

1. Planning zoning
2. Wind rating
3. Bushfire attack level
4. Heritage overlay
5. Flood assessment (as required)
6. Noise assessment (if required)

**Arrange:**

1. Site contour survey
2. Site soil test



A pre-application meeting with a Council planning officer would help assess your proposal before lodgement and provide advice on the suitability of the application to help avoid delays in the approval process. It is also an opportunity to identify issues early to make sure your application is complete. It is a free service in most councils

Secondary dwelling may receive fast approval via:

- NSW: CDC 10-day approval
- VIC: SmartPlanning 10-day approval
- VIC: DPU planning permit exemption

Always check with local Council planning department

Primary dwelling in some regional area or on farming zones may be exempted from planning permit

Always check with local Council planning department

You may ask Council to appoint a building certifier (at your own expense), or you can hire a licensed and registered private certifier