



D31 Internal Building Work

When do I require an approval for internal works?

Some internal work does require consent from Council. In some cases a Development Plan Consent only will be required while other work requires a full Development Approval (Development Plan Consent and Building Rules Consents).

When does internal building work require an approval?

If any of the following apply you will need to obtain an approval from Council:

- a. any work to a State or Local Heritage Item
- b. if there is an increase in the total floor area of the building
- c. if there will be alterations to the external appearance of the building to a significant degree
- d. the land use changes
- e. if there is any demolition of any part of the building which removes load-bearing partitions
- f. any work that will affect the structural soundness of the building or the health or safety of any person occupying or using the building

Examples of work requiring approval:

- Creating a new or altering an existing wet area in a building (ie. Bathroom, laundry, kitchen)
- Widening a doorway or window
- Creating a storage area within a roof
- Internal fit out of a building (ie. Shop)
- Changes to the fire safety features in the building or the access/egress provisions

When can I do work without approval?

Work undertaken within a building, other than to a State or Local Heritage Item, if –

- a. there will be no increase in the total floor area of the building
- b. there will be no alteration to the external appearance of the building to any significant degree
- c. there will be no change to the land use
- d. it does not involve the demolition of any part of the building (other than the removal of the fixtures, fittings or non load-bearing partitions)
- e. it will not adversely affect the structural soundness of the building or the health or safety of any person occupying or using the building