

CITY OF PLAYFORD INTERNAL BUILDING WORK



SUMMARY:

In many instances, internal building work to a residential building such as your home, garage, or granny flat or to a commercial space such as a shop, warehouse or office, requires a Development Approval from Council. Even if the changes you are making are not visible from the outside, significant changes to the structure of a building or the finishes and services within it may require consideration from an engineer or a building surveyor. Some internal work does not require consent from Council. We strongly recommend you speak with Council before undertaking any internal building work to ensure you have the necessary consents in place.

INTERNAL BUILDING WORK REQUIRES AN APPROVAL IN MOST CIRCUMSTANCES

In any of the following circumstances you will need to obtain a Development Approval from Council:

- Any internal work that requires a Planning Consent - speak with one of our Planning Officers before you begin
- Increasing the total floor area of the building
- Internal alterations that affect the external appearance of the building
- Changing the land use
- Demolition or alteration of any load bearing internal part of the building
- Any work that may affect the structural soundness of the building, or the health and safety of any person occupying or using the building

EXAMPLES OF WORK REQUIRING APPROVAL

- Creating or altering a wet area in a building (i.e., bathroom, laundry or kitchen)
- Widening a doorway or window
- Creating a storage-area within a roof
- Internal fit-out of a commercial building (see Fact Sheet on Internal Building Work to Commercial Premises)
- Changes to the fire safety features in the building or the access and egress provisions

THINGS TO CONSIDER WHEN UNDERTAKING INTERNAL BUILDING WORK

Seek the advice of a professional builder and engineer if you plan on removing or altering any load-bearing walls, or plan to make changes to a door, window or any other opening.

Any work to a wet area or the construction of a new wet area should be conducted by a licensed professional and comply with the relevant Building Code and Australian Standards.

ADDITIONAL REQUIREMENTS FOR COMMERCIAL BUILDINGS

Special consideration must be given to the health, safety and amenity aspects of a commercial space, eg shops, offices, warehouses, farm buildings, etc. When doing internal fit-out works, you will be required to provide additional information, including details of the fire and life safety systems of both the existing base building and the tenancy to which you are doing work. This includes:

- Exit and emergency lighting
- Access and egress provisions
- Wall, floor and ceiling finishes
- Hydrant, hose-reel and extinguisher locations

Applications can be lodged online using the Council's [electronic lodgement system](#).

You may also like to view the following resources:

- [Development Approval Process](#)
- [Applications and Assessments](#)

This fact sheet is provided as a guide only and is intended to provide our customers with information that will assist Council to make accurate and timely assessments of Development Applications. This information is subject to frequent change and so it is in the best interest of applicants to engage the services of a building professional or speak with Council directly for advice