

Your Rebuild Planning Journey

01 Ready to start

- Our new home - what do we need, want and what does it look like?
- Are we repairing or rebuilding?
- Do we need a Planning Permit?
- What does the Planning Application process involve?
- Do we need a Building Permit also?
- What do we need to do? Where do we start?
- What is a BAL, EMO, BMO etc?
- Why do we need to do all of this to rebuild our home?
- How can a Planning Consultant help us?
- Do we need an Architect?

02 Engage YRC Planning

- Call Council Planning Recovery team
- Site meetings / face to face meetings
- How a RSS Planning Consultant can help us (if needed)
- Discuss what we want to build
- **My Planning Enquiry** information - what this means for our new home
- Explore requirements - what the BAL, BMO, EMO and septic requirements mean for us
- Considerations and opportunities
- Planning Application process - what we need and what we need to know
- What the next steps are and how to get started

03 Requirements and opportunities

- New Site Survey (if not done already)
- Planning Application requirements
- Considerations, compromise and opportunities
- Planning Consultant guidance
- Professional advice

04 Get required Documents, Assessments and Reports

- Current copy of Title
- Set of plans
- Arborist Report
- Bushfire Management Statement
- Geotechnical Report
- Biodiversity Assessment Report
- Septic Information
- Any other documents advised by Planning

05 Ready to submit Application

- Ensure we have all complete and correct Documents, Assessments and Reports
- Check in with Planning team for guidance if needed
- Watch short video - [Step by Step Guide to applying online](#)
- Submit Online Planning Application

07 Planning Permit granted - what's next?

- Engage private Building Surveyor to prepare Building Approval (Building Permit)
- Obtain any other permits needed
- When all required permits are granted, you're on the road to start building your new home

06 Planning Application lodged - what happens now?

- Planning Application is allocated to a Planner.
- Application assessed to determine if enough information has been provided - including all documents. (Additional information requested if required.) Application referred to external authorities.
- Planning officer reviews Application, undertakes a final review of key issues and writes a report. Forwarded to co-signer to finalise report.
- The final decision - approval (Permit), refusal or a notice of decision, is made and advised by email with link to decision.

Legend



Issues or potential roadblocks that arise



Call or meet with your YRC planning consultant to resolve any issues, get update on progress, information, advice and next steps