

Development Process

Approvals you may need

Thinking about developing your property? Before changing the use, or starting any building or renovation work on your property, you'll usually need approval from Council. The approvals you need depend on what you plan to build, change, or use the property for.

WHERE TO START?

Speak with Council early in your project planning – we can help you understand what approvals you need and in what order. Getting the right approvals before you start will save you time, money and stress. If you have any questions at any stage, see our other, more detailed, fact sheets on our website or contact us using the details below.

1: PREPARATION - Planning

Many developments need a planning permit before other approvals can be issued. Contact a planner through our website [enquiry form](#) or by email to gccmail@gcc.tas.gov.au to see if this applies to you.

2: APPLYING - Planning

If you need a planning permit, you (or your designer) must lodge an application with Council. You'll need to include plans, supporting documents and pay application fees.

All fees and charges can be found [here](#).

3: ASSESSMENT - Planning

Once fees are paid, planners will assess your proposal against the planning scheme and may ask for further information. In some cases neighbours may need to be notified and your plans may need to be advertised for public comment.

4: DECISION - Planning

Council will either approve your application (with conditions) or refuse it. If approved you'll receive a planning permit. Before starting any work or use, check if the permit conditions require engineering plans or other items.

5: PREPARATION - Building/Plumbing

Talk to a licensed plumber and an accredited building surveyor. They can tell you whether building and plumbing approvals are needed and what paperwork you'll need to provide.

6: APPLYING - Building/Plumbing

If approvals are needed, submit your applications to Council and pay the relevant fees.

7: APPROVAL - Building/Plumbing

Once fees are paid, Council will assess your applications and may ask for further information if needed. Permits will be issued if everything complies.

8: STARTING WORK - Building/Plumbing

You can only start work after all required authorisations are in place. During construction, mandatory inspections will be carried out by your building surveyor and Council's plumbing surveyor.

9: COMPLETION - Building/Plumbing

When works are finished you must apply for a Certificate of Completion. This confirms the project has been finalised and all approvals have been met.