# Do I need a permit?

**[Host speaks]**

Do you need a permit and what permit do you need? Often there isn’t a simple answer, even minor changes to your property may require a permit. [A flowchart appears on screen which reads from top to bottom: ‘Building’, ‘Planning’, ‘Heritage’, ‘Tree and vegetation removal’, ‘Asset protection’, ‘Business’] But let's take a general look. Whether you need a permit depends on three key things:

* The changes you are making.
* Where your property is located.
* The planning, building and local rules.

Almost all building and works require a permit. This includes swimming pools, garages, and verandas. As well as demolishing, renovating and building houses.

[Text appears on screen ‘Building permit’] A building permit makes sure what you are building is structurally sound, that qualified professionals use correct procedures and that an inspection is done upon completion to ensure that it is safe for use. You will need to engage a private building surveyor as Bayside City Council does not offer this service.

Simple renovations inside your home like updating bathrooms and painting usually don't require a building or planning permit. But it's a good idea to check with us first.

[Text appears on screen ‘Building’, ‘Planning’] More extensive renovations like removing walls, adding an extension, covering in a veranda or changing the roofing, will most likely require a building permit. It's important that these improvements undergo structural and safety checks. In most cases they'll also require a planning permit.

[Text appears on screen ‘Planning permit’] A planning permit makes sure that the way the land is used is appropriate, looking at the size of the land, and its liveability for current and future owners. We also need to consider the potential effects on neighbours, such as:

* noise or overshadowing
* impacts such as traffic, parking and streetscape aesthetics, as well as
* broader environmental and community factors, like the provision of housing for growing population or if land is susceptible to flooding.

[Text appears on screen ‘Building’, ‘Planning’] If you intend to subdivide or develop land with two or more homes or shops you will need both a planning and a building permit.

[Text appears on screen ‘Heritage’] Bayside has a range of historically significant buildings and areas that we protect through the application of a heritage overlay. If your home is one of these areas or is heritage listed itself a planning permit is required. All these considerations and planning regulations are outlined in the Bayside planning scheme.

[Text appears on screen ‘Tree and vegetation removal’] Trees and vegetation support bio-diversity and keep our neighbourhoods green, removing a tree or any vegetation may require a planning or local law permit.

[Text appears on screen ‘Asset protection’] Where development or construction affects council owned assets, like footpaths, roads, drains and signs an asset protection permit is also required before works can commence. This means that any repairs will be charged to the permit holder instead of rate payers.

[Text appears on screen ‘Business’] If you're using the land to run a business, there's specific permits required that depend on the nature and operation of the business.

[A flowchart appears on screen which reads from top to bottom: ‘Building’, ‘Planning’, ‘Heritage’, ‘Tree and vegetation removal’, ‘Asset protection’, ‘Business’] The permit process may sound complicated but is an essential part of how we keep Bayside a beautiful, safe, and liveable place. Remember we are here to help. Getting the right information early will help avoid unnecessary delays or surprises. [Bayside City Council logo appears on screen]