TALLROK

Planning a renovation or build? Start here.

You don’t need to know the planning rules.

Start with what you want to do and what you’re unsure about. Pick the situation below that sounds most like you. “Not sure” is a useful starting point.

“I have an idea, but no property yet.”

Write down what you want: more room, a granny flat, a new home or something else. Note the areas you’re considering. When you find a property, get advice on whether it suits your idea before committing to buy.

“I have a property. Can I do this?”

Write down the address and describe your idea in one sentence. Gather photos and any plans you already have. Ask what needs checking before you pay for detailed drawings.

“Do I need council approval?”

Ask your council’s planning team or a planning consultant which approval process applies to your property and proposed work, and whether a building certifier needs to be involved. Ask what information they need to check this.

“My project is already underway.”

Write down what’s holding up the next step. Ask who needs to do what, and by when. Download the project tracker and budget workbook from our website to keep actions and costs in one place.

This guide helps you prepare your questions. It does not tell you whether your project is allowed or which approvals you need. That requires checking your property and proposal.

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Take these questions into your first conversation.

A simple way to explain your idea

“The property is at _____. I want to _____. I have _____ so far. I’m not sure about _____. What should I check first?”

Have what you already know handy

Address or preferred area; a few photos; a rough description or sketch; any existing plans, approvals or advice. Missing information is normal. Ask what is needed now and what can wait.

Four questions worth asking

1. Can this idea work here? What property rules or issues need checking?

2. Which approvals might I need? Is a development application (DA) needed, or another process? What else must be confirmed before work starts?

3. Who should I speak to first? What should I ask them to do, and what can wait?

4. What will that first step cost? What is included, what is excluded and what could cost extra?

Leave with one clear next step

My next step:

Who can help:

The question I’ll ask:

Want help working through it?

Bring this page to a conversation with Tallrok. We can help you work out what needs checking and prepare a practical next-step plan. We agree on the work and fee before starting.

Already underway? Download the Excel project tracker and budget for actions and costs, or the organiser guide for practical site checks, quotes and project records. Download both from our website.

For general NSW information: NSW Planning Portal - planningportal.nsw.gov.au. This worksheet is not an approval or a property assessment. Advice and requirements depend on your project.