

STAY IN THE LOCATION YOU LOVE

KNOCKDOWN REBUILD

BY CMA



KNOCK DOWN REBUILD CHECKLIST

A checklist for a Knock Down ReBuild Property, and items to consider when starting this process.

1 Have you arranged your Demolition? As the Property Owner you will need to provide Homes by CMA with the following documents before Council Approval:

- ☐ Demolition Approval (D.A. Approval – Form 6)
- ☐ Plumbing (Sewer, Water and Stormwater) Cap and Seal Certificate – Form 4
- ☐ Termination of your current Services: Power Abolished, Telstra, NBN, Gas as applicable

This step does not need to be complete for Homes by CMA to start working on your new Home Design but will be required for Homes by CMA to process your new Building Approval Application (Council Approval).

2 Homes by CMA to organise a Prelodgement Check with our Private Building Certifier. This allows our Certifier to confirm applicable overlays on your Property. Overlays can include items such as:

- | | |
|---|--|
| <input type="checkbox"/> Flood Overlay / Overland Flow | <input type="checkbox"/> Acoustic Overlay |
| <input type="checkbox"/> Traditional Character Building Overlay | <input type="checkbox"/> Bushfire Overlay |
| <input type="checkbox"/> Covenant | <input type="checkbox"/> Easements |
| <input type="checkbox"/> Maximum Building Height | <input type="checkbox"/> Minimum Floor Level |

For Homes by CMA to complete a Prelodgement check we will require:

- ☐ A Basic Site Plan with the Concept Plan located and dimensioned onto your proposed site.
- ☐ A Registered SP/RP or Lot Disclosure Plan or Development Approval for the subdivision (if required)
- ☐ Confirmation of the Preliminary Deposit payment.

HELPFUL HINT

Items to consider when choosing your Knock Down Rebuild Home Design:

- ☐ Protected Street Trees – We may not be able to move a street tree if it has a protection order or is a protected species. If unsure, your Local Council should be able to confirm this item.
- ☐ Existing Driveway Crossovers – These may have been completed as part of a Subdivision Development Approval or may be specific to your street and may not be able to be changed, altered or removed.
- ☐ Is CMA to remove the Current Crossover? we may have additional charges for Removal Kerb Reinstatement.
- ☐ Easements – Are there any easements on your Block? If we do have an easement, we are not able to build over this, and may impact your overall design.

3 The Owner is to supply Homes by CMA with confirmation of the services on the block. These services include:

- ☐ Water Meter Location
- ☐ Gas Services and Location
- ☐ NBN
- ☐ Storm Water Locations
- ☐ Power Location / Overhead Power
- ☐ Sewer Locations – We will need to confirm the Depth & location of the Sewer line, the location of the current House Connection Point and the nearest Sewer Manhole.

HELPFUL HINT

If a Sewer, Water or Stormwater Line is running through your property, we will need to ensure that we are outside the zones of influence. A Build Over Sewer/Asset (BOS/BOA) Application may need to be submitted to the relevant Infrastructure Service Provider to approve any non-compliance.

If there is no existing House Connection Point or if services need to be removed or relocated this may need to be submitted to the relevant Infrastructure Service Provider.

This is to be arranged by the Owner as it unfortunately cannot be done by Homes by CMA.

4 ☐ ID Survey – Depending on the age of your block, you may require an ID Survey. This is an additional survey that is completed by our Surveyor that confirms the current fence lines etc are correct as per the Council Registered SP Plans.

Our Surveyor will require this prior to Construction, to ensure that your home is set out correctly as per the Council Registered plans for your block.

Your New Home Consultant will be able to guide you through obtaining this item if unsure.

5 ☐ Traditional Building Character Overlay – If your block is subject to a Council Traditional Building Character Overlay. You will need to engage a Town Planner, and your Final Plans will need to go through an Approval Process to ensure that the Overall Design of your Home is meeting the Council Requirements for Town Planning. You will need to provide Homes by CMA with your Town Planning Approval.

HELPFUL HINT

Keep in mind when looking in the surrounding areas that not all blocks have the same requirements, and your neighbour may not be subject to a Character Overlay.

6 ☐ A) Site Access – Does your Block have a large slope, or with the design of your home, do we restrict access to the property. We may need to consider further costs for access for our onsite teams i.e., additional Deliveries / Handling, Cranes, Concrete Pumps etc.

☐ B) Traffic Control – High Traffic Zone. Do we have clear Access to your Block? If you are building onto a busy or main road, we may need further upgrades for Traffic Control. This is to allow our team clear and safe access to your Building Site during Construction etc.

7 ☐ MCU – if you require an MCU or Boundary Setback Relaxation you may need your Neighbours Consent and / or a signed Statutory Declaration from your neighbours.

8 ☐ Small Lot Code – If you are building within Brisbane City Council, your block may be identified as a 'BCC Small Lot Code'. This means that we have special considerations that we need to keep in mind with regards to Setbacks, Building Design, Driveway width and Privacy Screens.

Privacy Screens cannot be confirmed until we are onsite, as our Certifier needs to complete a physical inspection on your property to confirm what windows are causing 'Privacy Intrusion' on your Neighbours.



VISIT TODAY TO *experience* THE CMA DIFFERENCE.

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