

Knockdown & Rebuild Checklist

Everything you need to know.

SIMONDS



Planning your Knockdown Rebuild with Simonds

When considering a Knockdown and Rebuild on your land, it's important to conduct a comprehensive assessment of your site. This will help determine the feasibility of different designs for your block. Factors like easements, land slope, orientation, driveway and crossover position, drainage, street accessibility,overhead powerlines, and traffic all impact the designs that will work and how easily they can be built.

We can connect you with one of our experienced Knockdown Rebuild Specialists. They will visit your address to conduct a site assessment and be your trusted guide throughout the entire process. During the assessment phase, we will carefully examine site conditions, consider planning and council requirements, address any limitations, assess service connections, and identify potential obstacles from neighboring properties.

What you will need to consider:

- Planning Regulations
- Street Frontage & Setbacks
- Easements
- Slope of Your Block of Land
- Driveway Position
- Neighbours
- Power Supply
- Fencing
- Asset Protection Permit
- Tree Removal
- Disconnection of Services
- Drainage
- Demolition

Your handy Knockdown Rebuild checklist, explained.

Planning Regulations

Before moving forward with a Knockdown Rebuild project, it is important to contact your local council to gather information about your land and any planning regulations or overlays that may affect it. This includes understanding any specific characteristics of your land such as vegetation or overhead powerlines that may impact the construction process.

Street Frontage & Setbacks

When considering the design of your new home, it is necessary to take into account the size of your block and adhere to the setback requirements. In most cases, your setbacks must match those of your neighboring properties. If you wish to have a different setback, you will need to seek approval from your local council through a report and consent application.

Easements

Are there any easements on your block of land? Easements can affect the suitability of certain designs for your block. To find out, you can reach out to the owners of the easement (such as the council or water authorities), or refer to your Plan of Subdivision for more information.

Slope

To determine if your block and proposed driveway are suitable for construction we need to understand the slope. Does it slope front/back or side to side? Simonds will arrange an initial site assessment through your Knockdown Rebuild Consultant.







TOP TIP

Reach out to our team to discuss a unique site assessment on your block of land.

Driveway Position

When selecting a house plan, it's important to consider the current position of your driveway. If you're planning to relocate your crossover (driveway), you will need to obtain approval directly from your Council.

Power Supply

Whether you have underground or overhead powerlines, to ensure a safe work environment it is necessary to have all electricity services abolished before we can start onsite. In South Australia, this is known as "Abolishment of Services". It is the owner's responsibility to arrange for the electricity supply to be disconnected from their current electricity retailer and then contact SA Power Networks (SAPN) to organise an Abolishment Service Order. You will then need to advise your demolition contractor that your application for abolishment has been lodged. SAPN will assess your application and, once approved, arrange for the electricity service to be abolished.

Neighbours

To ensure a smooth and efficient construction process, we take your neighbouring properties into consideration to ensure our designs and setbacks are fully compliant.

Fencing

To ensure convenient access for contractors, it is necessary to assess and potentially remove the existing fencing on your land. During the demolition phase, the demolition company will organise temporary fencing, while we'll handle the coordination of temporary fencing for the construction phase. Don't forget to chat to your neighbours about this too!

Tree Removal

In some cases, you may be required to remove any trees on your land to assist in providing greater access to your site and ensure no root systems pose a risk to your new home's foundations. It is important that you check with your council if your land is situated among any vegetation overlays. If so, your council may require an arborists report and you may be required to obtain a permit to remove large trees.

Our team can help point you in the right direction with expert referrals.

Disconnection of Services

Please ensure all existing services are disconnected before commencing any demolition works. This includes gas, electricity, sewer, and stormwater. You can contact your current service suppliers and local trades to have these cut back and capped as closeto the boundary as possible.

Demolition

We will let you know the timing, but you'll need to engage a registered demolition contractor for your existing home. If your property is in a heritage listed area, we will apply to council for demolition approval. Outside of that contingency, we don't need to seek approval for demolition to take place. Once demolition is complete, it is important to ensure that your site is clean, clear, and ready for construction to commence. We recommend checking that your demolition contractor has effectively removed all debris from your site.





The Simonds story all started with a passionate family-man, Gary Simonds. He envisioned a builder that Australians could rely on to guide them through the process of crafting their perfect home, and this vision remains at the heart of our business today.

Over 75 years on, our extensive experience enables us to provide unique insights into building the ideal family home, with a personalised approach that caters to individual needs.

As we adapt to the future, we remain committed to helping Australians fulfil their dream of owning a quality, affordable home.

The Simonds Difference

- ✓ Lifetime Structural Guarantee*
- ✓ Multi-award winning
- ✓ Building quality homes for over 75 years.

Find a display near you at simonds.com.au/display-homes

*T&C's apply, see simonds.com.au for more info.

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