

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
- Tree Removal
- Disconnection of Services
- 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 that are enforced by council. You may also need to seek your neighbour's feedback if you wish to build to boundary or apply for relaxation.

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 Countour Survey or Survey Plan 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.

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.

Power Supply

To ensure a safe work environment, it is necessary to remove the connections to overhead power lines before we start on site. This can be done by coordinating with your current electricity provider to install an underground electricity pit. We recommend initiating this process as early as possible, as it may take some time to complete.

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!

Driveway Approval

Depending on the location and design of your new home, you may also need approval from your local council or relevant authority before removing, altering or constructing a driveway, particularly where the works affect the crossover or verge. Your builder can help identify any approvals required and confirm what needs to be removed before construction begins, including any associated costs.

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.

Drainage

All sites need a legal point of discharge (LPOD) and a stormwater and sewer tie within the property boundary for drainage before starting construction. In certain cases, the existing LPOD in established areas may not meet the requirements for a new dwelling. If the LPOD is located outside the property boundary, it is the client's responsibility to make sure it is brought within the boundary. Any extra costs incurred will be the responsibility of the owner.

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

- ✓ Guaranteed site start
- ✓ 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.

SIMONDS

simonds.com.au 1300 SIMONDS

© 2026 Simonds Queensland Constructions Pty Ltd
ACN:144 869 643 - Licence 1192095

SIMONDS