



COMMERCIAL DOCUMENTATION FOR ASSESSMENT (WHERE APPLICABLE)

REQ

1. Building Permit & Statutory fees (invoice to come).	
2. Town Planning Permit and Endorsed Plans (100% consistency required with Architectural plans)	
3. Provide a written or verbal response from council clarifying if a planning permit is required – verbal needs to be documented	
4. DCP (Development Contributions levy) Levy confirmation or Community Infrastructure Levy paid to council.	
5. Developer's approval letter and Endorsed plans (100% consistency required with Architectural plans)	
6. Sect 29A Application is required for the demolition or alteration to the front façade. <b>JBG can apply on your behalf</b>	
7. Builders Warranty Insurance or Owner Builders Certificate of Consent (Class 1b, 2 & 4)	
8. Building Permit Application form.	
9. Construction/Amended Architectural plans	
10. Soil report	
11. Structural plans, comps, 1507 certification (wall bracing layout required and fire ratings to be considered)	
12. Civil plans (Council Endorsed Drainage plans & letter), civil comps & 1507 certification	
13. Re-establishment Survey	
14. 6 Star Energy Report and Endorsed plans or DTS Report & Endorsed plans (Class 2, 4 buildings) or Section J Report (with 1507 certification)	
15. An Energy Efficiency Section J report and associated Certificate of Compliance - (Reg.1507)	
16. A current title and plan of subdivision. <b>Note:</b> Covenants, Sect 173 agreements and Easements to be provided/considered	
17. Provide a letter from the body cooperate consenting to the works	
18. Report and consent from the MFB/CFA (Reg. 309) (Mains, Emergency Vehicle Access, Hydrants, Hose Reels, Boosters, Valves, FIP, Control Centres/Rooms, Drenchers, Fire precautions during construction, Fire Service Controls in Passenger Lifts)	
19. Report & Consent (Endorsed Plans inclusive) from Council and Water authority (SEW/YVW) to build over easement. Pipes size,depth,offset	
20. Provide documentation from relevant authorities on size, depth, offset of pipes (sewer and storm water) within easement	
21. Combined allotments–provide a statement/certificate/letter with supportive information to enable us to consider both allotments as one allotment for the purposes of the Regulations (additional cost \$500+GST)	
22. Protection works Form 3 & 4 may need to be served on adjoining owners to <b>North, South, East, Western</b> boundaries	
23. Provide dual certification (Reg. 1507) for protection works comprising of the excavation and construction of the garage/basement retaining wall within close proximity to the <b>North, South, East or Western</b> boundaries	
24. Light (10% of floor area) & Ventilation (5% of room floor area) schedule demonstrating compliance with 3.8.4 & 3.8.5.	
25. Report & Consent from council for the erection of any precautions/hoarding over the front street alignment (council asset)	
26. Demolition Work - With respect to the demolition of the existing dwelling/structure, please note that a professional demolisher will need to be engaged to carry out the works therefore a separate Building Permit with additional requirements is required.	
27. The proposed alterations represent more than half the original volume of the building and therefore pursuant to <b>Building Regulation 608</b> , the entire building must be brought into conformity with Building Regulations 2006	
28. Do the alterations proposed affect existing exits or exit paths - <b>Note:</b> Protection of the building occupants is required during the construction period. Indicate the location and type of public protection to be used in including the proposed method and time of building work	
29. Legal point of discharge of storm-water from council. <b>Alternatively, JBG can apply on your behalf</b>	
30. Property information request (termite, alpine, flood prone, overland drainage, bushfire). <b>Alt, JBG can apply on your behalf</b>	
31. Septic Tank Permit and Endorsed plans from council.	
32. Report & Consent from council as the allotment is on land liable to flooding.	
33. Bushfire assessment report to AS3959-2009 (BAL 12.5, 29, 40, FZ). <b>Note:</b> The design, requirements and report number to reflected on plan.	
34. Report & Consent from council for overland drainage.	
35. Roof & Posi/Floor Truss Comps ( <b>condition on Building Permit</b> )	
36. Door and window schedule nominating all heights, widths, hardware and furniture (can be specified on plan)	
37. Mechanical service plans, computations and specifications	
38. Electrical service plans, computations and specifications	
39. Lift plans and specifications. <b>Note:</b> compliance with as 1428.1 access standard to be considered.	
40. Hydraulic service plans computations and specifications	
41. Fire service/sprinkler plans, computations and specifications	
42. Pressure and flow calculation for fire services (street main, external hydrants, boosters, internal fire hydrants, fire hose reels Including data from relevant water authority)	
43. Disability Access Report from consultant in accordance with AS1428.1	
44. Does a change of use occur so as to require full BCA upgrade for the new use.	
45. Fire Resistance Levels - Floors, Walls (Internal, External, Common, Fire & Smoke, Loadbearing), Roofs, Columns etc. to be considered	