

Reference Notes

- A) A certificate of builder's indemnity insurance is required to be provided where a domestic building work contract has been entered into for residential construction work valued at \$12000 or more.
- B) Where the estimated value of building or construction work exceeds \$40,000 the project owner is required to pay the Construction Industry Training Levy (0.25% of building work value). Payment can be made to the council, or to the Construction Industry Training Board. In this instance, a receipt of payment must be supplied with development application to council.
- C) The site plan must show any existing buildings on the allotment, location of septic tank & any soakage/ irrigation area, site contours, bench level & finished floor levels (FFL) in relation to a fixed reference point.
- D) All applications must identify the method of storm water disposal. A more comprehensive storm water drainage plan will be required for:
 - Sites which adjoin laneways
 - Where the floor area is increased by 200% (including new dwellings on vacant land)
 - Any site identified as flood prone
- E) The location of smoke detectors is required for a change in class to residential
- F) Elevations will be required where a change of use includes alterations to the building
- G) Sections will be required where it is necessary to clarify methods of construction or design. This will be determined by the designer or architect, or may be requested by the Council Assessment Officer.
- H) When trusses are used in a building, the truss manufacturer's computer data collections, trusses layout and design, and fixing and bracing details will be required.
- I) A structural engineer's report will be required where footings are used, or where any building component is outside of the standard design requirements.
- J) Steel framed buildings require independent certified design or a structural engineer's structural calculations.
- K) Wet area specifications must be provided for all toilets and wet areas.

- L) Where a garage is under the main roof of the dwelling, an energy efficiency assessment must be provided
- M) Collection and storage of rainwater to supplement mains water is required for all dwellings and extensions or alterations in incorporating a toilet, laundry or water heater.
- N) When the Building contains stairs, the manufacturer's design details must be provided, or, if the stairs are not a proprietary design, an engineer's design showing stair layout plan and constructions details of the stairs and balustrades will be required.
- O) Details of firefighting equipment must be shown on the plans for all commercial and industrial buildings.
- P) Requirements for disabled toilets will be dependent on the extent of the new building or fit out and number of people who use the building.
- Q) Requirements for disabled access will be dependent on the extent of the new building or fit out and number of people who use the building.
- R) Requirements for disabled car parking will be dependent on the extent of the new building or fit out and number of people who use the building.

Development approval is made up of two separate consents: planning and building. Applications can be made for both consents at once, or each separately (staged). Waste control approval must also be obtained before Development Approval will be granted.