

Our Ref: 6.2014.32124.1
Enquiries: Building Certification (08) 9792 7120
E-Mail: records@bunbury.wa.gov.au



Monday, 1 December 2014

ANDREW LAUGHTON
2/11 KEBLE HEIGHTS
COLLEGE GROVE WA 6230

Dear Sir/Madam,

Building Permit Approval – 6.2014.32124.1
Proposal - Class 10B - Retaining Wall
SL: 2 SP: 29201 #2/11 Keble Heights COLLEGE GROVE.

The application for a Building Permit to construct Class 10B - Retaining Wall at the above address has been approved.

As the nominated builder please find enclosed a copy of the approved plans and issued Building Permit plans and documents. The Owners/applicant will receive a copy of the Building Permit only.

The project is required to be built in accordance with the approved plans .If during the course of the project variations are proposed, these will require approval prior to implementing any changes. Contact your Building Surveyor and Permit Authority for approval. Not building in accordance with the approved plans could result in a statutory penalty.

It is the builder/owner's responsibility to obtain and comply with any other required approvals under separate legislation prior to the building works commencing .

These could include Water Corporation approval, driveway/cross over permits or works on Council verge, to be obtained, if applicable any specific planning condition requirements listed such as landscaping, colour scheme/detail , payments of bonds and footpath contributions etc.

Information and Council forms are available on www.bunbury.wa.gov.au

Form BA 20A – Consent Notice From Adjoining Property Owner It is the Building Permit holders responsibility to obtain adjoining owners consent (where required by the Building Act 2011) for removal of boundary structures such as fences , where access is required to carry out works on adjoining owners property or for works that are to be carried out on party walls etc **prior to the specific works commencing.**

Failure to comply with this process could result in the Permit holder receiving a statutory fine.

Explanatory information on the process and the requirements (certain exemptions apply if the adjoining site is vacant) along with all regulatory forms are available on the Building Commission -

Website www.commerce.wa.gov.au/building-commission

Forms: www.commerce.wa.gov.au/building-commission/building-approval-forms-0

A Notice of Completion (BA7 Form) is required to be submitted by the builder within 7 days of finalising the works. This is a requirement of the Building Act 2011 and failure to do so could result in a statutory penalty. Forms are available on the Building Commission website.

Please contact Development Services on ☎ (08) 9792 7120, should you have any queries and reference your Building Permit number at the top of the page.

Yours faithfully

City of Bunbury
Building Certification.
Encl:

Laughton v Marsh
Matter No: *6230/316/15*
Exhibit: *13*
Tendered by: *Markison*
Date: *16-5-16*

4 Stephen Street
Bunbury WA 6230
PO Box 21
Bunbury WA 6231
Telephone: (08) 9792 7000
TTY: (08) 9792 7370
Facsimile: (08) 9792 7184
www.bunbury.wa.gov.au

Building Permit

Western Australian Building Act 2011, section 25
Building Regulations 2012, regulation 4, 21

OFFICE USE ONLY

Permit number
BP: 6. 2014.32124.1

1. Building contractor details

Building contractor's name: Andrew Laughton
Postal address: 2/11 Keble Heights COLLEGE GROVE WA 6230
Registration number or owner-builder approval number (if applicable): N/A

2. Details of building work

Property street address (unit no, level, street no, lot no, street name, suburb, postcode): **2/11 Keble Heights COLLEGE GROVE SL: 2 SP: 29201**

Nature of the building work: Retaining wall

Stage(s) of work: Details
N/A

BCA class of the building: Main BCA Class 10b

Use(s) of the building: **Retaining Wall**

Estimated value of building work (as determined by permit authority): \$ 13,500

Secondary BCA class (for multi-purpose buildings): N/A
Each restriction on use (if applicable): N/A

3. Applicable certificate of design compliance

Certificate of design compliance issued by:

Building surveying contractor/public authority's name: **City of Bunbury**
Reference No: CDC: 6. 2014.32124.1

Contact number
(08) 9792 7120

Email address: **records@bunbury.wa.gov.au**

Date: **1 December 2014**

4. Permit details

All building work permitted by this permit:

1. Must be carried out in accordance with the plans and specifications specified in the applicable certificate of design compliance for this building permit.
2. Must be carried out in accordance with any conditions set out below:

Conditions

Building permit is subject to compliance with the Building Code of Australia Volume 2, as amended (BCA), the Australian Standards, as amended (AS) and referenced in the BCA, the Western Australian Building Act 2011 and the Building Regulations' 2012.

3. Must be tested and inspected as set out below:

Inspections and tests

N/A

4. A permit granted to do one or more stages of building work does not automatically entitle a person to be granted a further building permit for any other stage of the building work.
5. This permit is valid for two years from the date of this permit OR valid until _____ Date:

| | | |
|-------------------------|-----------------------------------------------------------------------------------------------|------------------------------|
| Issuing officer | Name David Brightwell | Title: Delegated Officer |
| | Signature  | Date: 1 December 2014 |
| Permit authority | CITY OF BUNBURY | |

Certificate of Design Compliance

Western Australian Building Act 2011, section 19
Building Regulations 2012, regulation 18a, 18b, 18c


Certificate number
CDC 6. 2014.32124.1

1. Property this certificate relates to

| | | | | | | | |
|--------------------------------|-----------------------|-------|-----------|--------|----------------------------------------------------------|-------|----------|
| Property street address | Unit no | Level | Street no | Lot no | Street name | | |
| | 2 | | 11 | SL: 2 | Keble Heights | | |
| | Suburb: COLLEGE GROVE | | | | | State | Postcode |
| | | | | | | W A | 6230 |
| Local government area | City of Bunbury | | | | | | |
| Main BCA class of the building | 10b | | | | Secondary BCA class (for multi-purpose buildings) N/A | | |
| Use(s) of the building | Retaining | | | | Each restriction on use (if applicable) N/A | | |
| Description of the building | Retaining wall | | | | | | |

2. Declaration

1. This building or incidental structure, if completed in accordance with the plans, specifications and technical documents specified in part 4 of this certificate, will comply with each applicable building standard.
2. I have applied the edition of the Building Code specified in part 3 of this certificate in respect of the building or incidental structure.
3. A declaration under section 39 of the *Building Act 2011* to not apply or modify a building standard specified in part 3 of this certificate in respect to this building has not been made.
4. Each alternative solution that is relied upon to establish compliance with a building standard is shown on the plans and specifications specified in part 4 of this certificate.
5. Where required by the regulations, plans and specifications provided in sufficient detail to allow assessment of compliance with the DFES Commissioner's operational requirements were provided to the FES Commissioner at least 15 business days prior to the date of this certificate.
6. Details of any advice given by the DFES Commissioner in respect of the plans and specifications are set out in part 6 of this certificate.
7. I have notified the DFES Commissioner of the details of any part of the FES Commissioner's advice that is not incorporated in the plans and specifications specified in part 4 of this certificate and the reasons for not incorporating that advice and details of this notification are set out in part 6 of this certificate.
8. I am an independent building surveyor as defined in section 4 of the *Building Act 2011*.

| | | | | |
|---------------------------------------------|-----------------------------------------------------------------------------------|-----------------------|-------------|-------------------------|
| Building surveying practitioner's name | Gary Bruhn | | | |
| Postal address | PO Box or street address P O Box 21 | Suburb BUNBURY | State WA | Postcode 6231 |
| Email address | records@bunbury.wa.gov.au | | | |
| Phone/fax | Phone (08) 9792 7120 | Fax (08) 9792 7184 | Mobile | |
| Registration details | Registration number 145 | | Level 1 | |
| Building surveying practitioner's signature |  | | | Date 1 December 2014 |

3. Applicable building standards

The edition of the Building Code applied in respect of this building or incidental structure

BCA Volume 2 2014

Any declaration under section 39 made in respect of this building

N/A

4. Plans, specifications and other documents

Plans and specifications certified in accordance with section 19(3) of the *Building Act 2011*.

| | |
|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Drawing numbers | A1 WML consultants engineered design and details sheets No's 5859-S-001 Rev 0, 5859-S-002 Rev 0 |
| Specifications | Site Specific Construction Notes - Class 10 |
| Technical documents | A1 WML consultants engineered design and details sheets No's 5859-S-001 Rev 0, 5859-S-002 Rev 0. endorsed 26/09/2014 |
| Alternative solutions (Class 2-9 buildings only), include information required under regulation 18A(c) | N/A |

5. Prescribed approvals applicable to the building or incidental structure

The following authorities under written law as prescribed in regulation 18(2) have been obtained:

N/A

6. Fire and Emergency Services (DFES) Commissioner's advice (class 2-9 buildings only)

Details of any advice given by the DFES Commissioner in respect of the plans and specifications:

N/A

Details of any notification given to the DFES Commissioner under regulation 15a(1):

N/A

7. Certificate issued by

Building surveying
contractor/public
authority's name

City of Bunbury

Postal address

PO Box or street address

P O Box 21

Suburb

BUNBURY

State

WA

Postcode

6231

Email address

records@bunbury.wa.gov.au

Phone/fax

Phone

(08) 9792 7120

Fax

(08) 9792 7184

Mobile

Registration details

Registration number

Level

Building surveying
contractor/public
authority officer's
signature

Name (print)

Gary Bruhn

Signature

Date

1 December 2014

SITE SPECIFIC CONSTRUCTION NOTES

CLASS 10B

1. Earthworks, site preparation and excavation shall be in accordance with the BCA Part 3.1, 3.2 and AS2870 with any excavation or filling set back from the boundary or adequately retained.
2. Concrete footing and slab construction to be in accordance with the BCA Part 3.2 and AS2870.
3. Masonry work shall be in accordance with the BCA Part 3.3, AS3700 OR AS4773.