

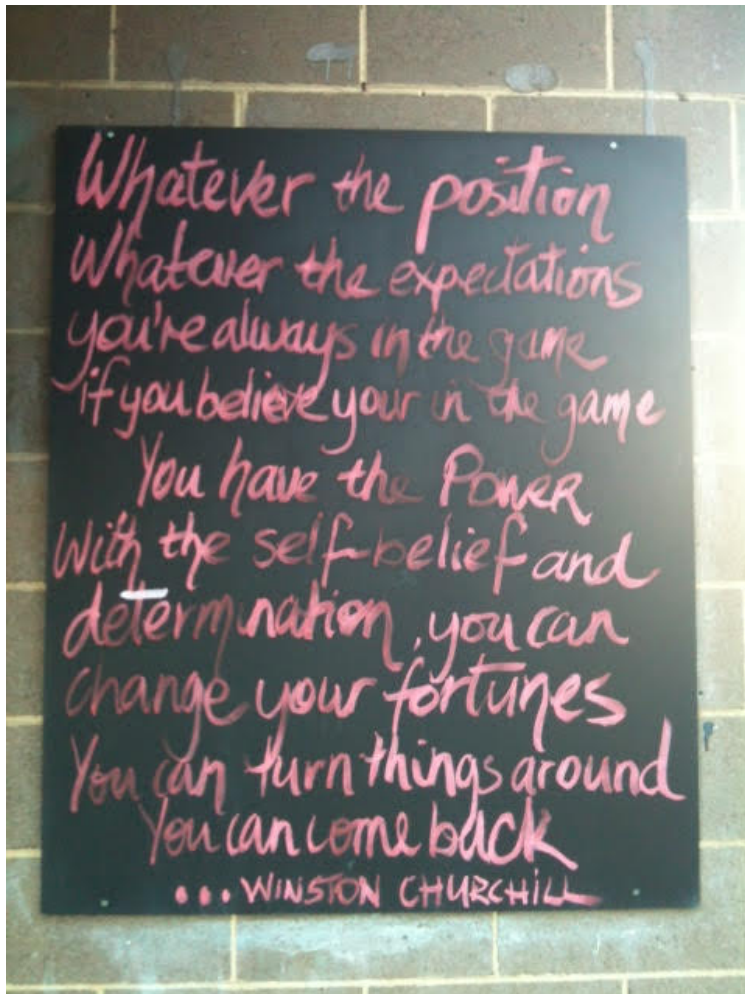
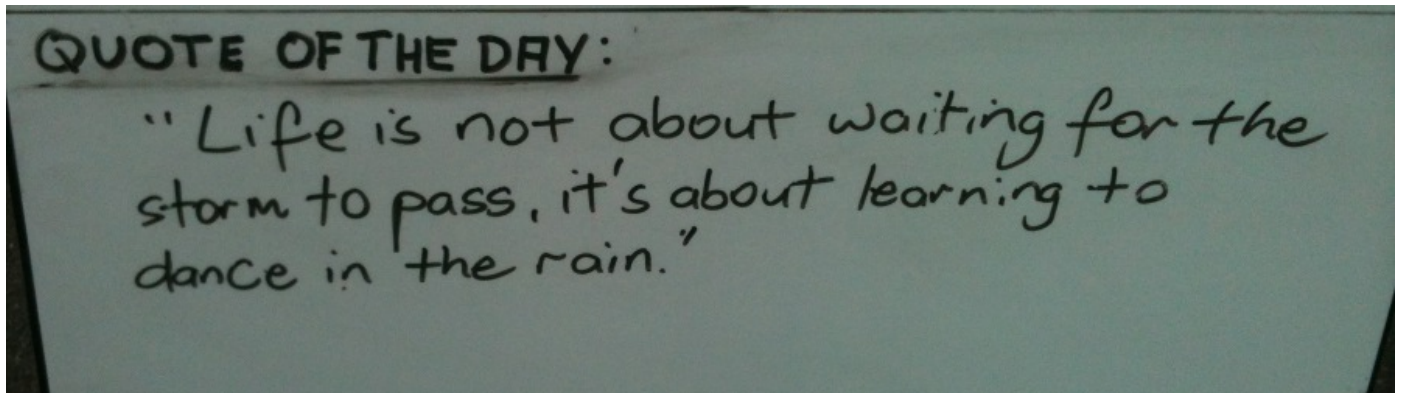
Stay positive

1 message

Yvonne <whereisyvonne@gmail.com>
To: Andrew Laughton <laughton.andrew@gmail.com>

11 May 2014 at 16:08

Two quotes which might give you strenght to deal with the challenges u r facing. Refer to pics attached:



Regards,
Yvonne

On 09/05/2014, at 10:25, Andrew Laughton <laughton.andrew@gmail.com> wrote:

Hi Marion

Just keeping you in the loop.

Andrew.

----- Forwarded message -----

From: **Andrew Laughton** <laughton.andrew@gmail.com>

Date: 9 May 2014 08:21

Subject: Re: 11 Keble Rise, Retaining

To: Gary Bruhn <gbruhn@bunbury.wa.gov.au>

Hi Gary

Thank you for this, it is most helpful.

The storm water storage requirements drawing shows the drainage grate in the driveway to be the reference at 10 meters, I am guessing this is above sea level.

On the boundary between lots 26, 50 and 48 the height is 10.15 meters, or 150 mm above the grate reference.

On the boundary between lots 26, 27 and 48 the height is 10.14 meters, or 140 mm above the grate reference.

On the contour survey it gives the size of the retaining wall blocks, one block below ground level and height of 1.750 meters.

The height of the wall measured from the surface is 1.65 meters, however the ground below it does appear to have been built up by about 50 mm, the other 50 mm is probably just a safety margin or to allow for a slightly deeper retaining wall along lot 27.

The 900 mm Wonder Wall is a bit confusing, but it looks to be referring to the fence that is above the retaining wall, and not the retaining wall itself.

The retaining wall itself does not change where the Wonder Wall ends, but the fence does change and it gets closer to the retaining wall as well.

The extra line inside the fence line will be referring to the landscaping / garden strip at the foot of the retaining wall.

The retaining wall concrete "posts" also continue past the end of the "Wonder Wall".

It would be simple enough to check this, the retaining wall plans for lot 27 should be an exact copy of the plans for lot 48 (11 Keble Heights).

A copy of the lot 27 permit would be handy as well as it might show a more convenient datum reference point, although the top of the retaining wall is level enough.

This would also solve the apparent anomaly where a retaining wall was no longer needed where the original land itself is higher, with the cut away ground level being the same.

I can take a photo if it will save you a drive, but I think you will be convinced by now.

So now we know what the original level of the ground should be, I have not checked it but I believe the new retaining wall at 14 Trinity rise is 700 mm above what it should be.

If for some reason you do not have the permit / plans for this original retaining wall, I do not believe this is my problem in any way.

If there was no retaining wall plans in this section, why not ?

That section of retaining wall could not have been built afterwards without having the sewerage line behind the retaining wall exposed until it was built.

It seems very strange that a retaining wall was needed below the 10 meter contour line, but not above the 10 meter contour line, for the same ground level at the base of the retaining wall, and needing to hold back more sand.

It seems very strange to have a break in the retaining wall in any case, for any period of time.

As for Structerre, it appears that they did not even bother to let anybody know they were not doing anything more, and instead waited until some one chased them. Thank you for that.

Greg's response "that the Marsh's had no further issues and you were going to require the services of

an engineer to work with you to come up with a suitable design to overcome your problem" stinks. That would also mean that Bunbury council, who sign off on documents stating that the house had been inspected and no non conforming building was done, would also have a lot of explaining to do if it went to court, and probably be liable for a lot of the cost, if not all. It appears that Structerre are the people that inspected the new retaining wall, and are liable to fix up their own stuff up, and instead are trying to pass the cost onto others. It puts into perspective the note in the original engineering report putting blame onto a tree tied to the wall.

I am very tempted to gather all the information together and present it to whoever issues building inspection licences, and see if they also think Structerre's licence should be cancelled, and they can then pay for someone that is competent to do the work instead.

Supposing this happened to someone with poor eyesight, or someone for whatever reason could not cut through the crap Structerre has dished up ? I am a bit disappointed that you appear to have agreed with them, but then I do not know what stresses you are under and I am very grateful for the action you have taken to date.

If you could now send them the plans of the original retaining wall, and give them a swift verbal kick up the backside it would be appreciated even more.

Andrew Laughton.

On 8 May 2014 16:54, Gary Bruhn <gbruhn@bunbury.wa.gov.au> wrote:

Hi Andrew

Sorry I didn't explain myself very well. I have information relating to your property but not a limestone retaining wall as constructed. Attached is plans from Building Licence 11398 which shows a 900mm high (wonderwall) concrete post and panel on the boundary in question and Building Licence 11489 which shows walls on the opposite of your block. The City does not have records of the limestone wall that I saw on site the day I visited. Because there is no record I can not provide you with structural drawings which may have helped you with the remedial works required to strengthen the wall. Please find attached a copy of the plans I do have.

Please let me know if you require assistance?

Regards

Gary Bruhn

BUILDING TEAM LEADER

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From: Andrew Laughton [mailto:laughton.andrew@gmail.com]

Sent: Thursday, 8 May 2014 3:27 PM

To: Gary Bruhn

Subject: Re: 11 Keble Rise, Retaining

Hi Gary

It is very stressful to hear that you cannot find your records.

It implies that not only do I need to pay for designing and building a new retaining wall, but that I need to build it 700 mm higher than the original to allow for the new sand.

The new retaining wall would then be within the new height of the boundary retaining wall, implying that any replacement boundary retaining wall would also need to support the new retaining wall.

I do not know how accurately the sewerage pipe depth is recorded, but it is possible that would be our only other reference to the original ground level.

Very fortunately I have records as well, although I thought I had more than I have just found.

The Building permit was granted on 7th July, 1994.

A site inspection appears to of been done on 8th July, 1994.

It was complete before 19 Dec 1994.

I remember seeing a plan, and I thought I had a copy, that showed the design of the retaining wall, so you do have it.

I have attached copies of the paperwork I was able to find, which shows that a retaining wall did have building approval at the time, even if you cannot find them at the moment.

Hopefully now that you have dates you will be able to focus your search a bit better.

The wall also extends to Trinity drive, so it is possible that it has been filed under a different house or block number.

Also it is not 11 Keble Rise, it is 11 Keble heights, and Trinity Rise.

Even if you cannot find the actual permit, it is reasonable to assume that it once existed as the retaining wall needed to be built before the house footings could be poured.

Given that the top of the retaining wall must of been at or possibly higher than the original ground level it is very hard to understand why the new retaining walls were allowed to be built as far from the original ground level as they have been.

Andrew.

On 8 May 2014 13:30, Gary Bruhn <gbruhn@bunbury.wa.gov.au> wrote:

Hi Andrew

Yesterday I emailed Greg Hamilton from Structerre. Greg's response was that the Marsh's had no further issues and you were going to require the services of an engineer to work with you to come up with a suitable design to over come your problem.

To assist in this process I have conducted research on when the wall was constructed and can find no approvals for the wall's construction. It is very possible the original property owner constructed the wall without approval prior to building the unit in which you live. I was hoping that there may have been some clues to when the wall was built and by whom and to be able to supply you with the construction design. Unfortunately it is not the case and you will require an engineer to assist you to provide suitable documentation for a Building Permit to undertake structural modifications to the wall.

Please contact me if I can be of assistance?

Regards

Gary Bruhn

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