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Project Number: BLD20140296

FORM 2
Building Act 1993
Building Regulations 2006 Regulation 313
Building Permit No. BS-U 1573/20150189/0 25 February 2015
Revision A - 07 October 2015

Issue to

Agent of Owner **Gregory John Lord & Alison Rita Lord**
Postal Address **78 Albenca Street Cheltenham** Postcode **3192**
Telephone **0407 651 207**

Ownership Details

Owner **Gregory John Lord & Alison Rita Lord**
Postal Address **78 Albenca Street Cheltenham** Postcode **3192**
Telephone **0407 651 207**

Property Details

Number **4** Street/Road **Florida Avenue** Suburb **Beaumaris** Postcode **3193**
Lot/s **90** LP/PS **030026** Volume **08074** Folio **182**
Crown allotment **32** Section No - Parish **Moorabbin** County **Bourke**
Municipal District **Bayside City Council**

Builder

Name **Gregory John Lord & Alison Rita Lord** Telephone **0407 651 207**
Address **78 Albenca Street Cheltenham** Postcode **3192**

Details of Building Practitioners and Architects

a) To be engaged in the building work³

Name	Registration Number	Category
N/A	N/A	N/A

(b) Who were engaged to prepare documents forming part of the application for this permit⁴

Name	Registration Number	Category
John Karavasil	DP-AD 1562	Draftsperson-Architectural Design
Stuart Bridger	EC 41813	Civil Engineer
David Novak	EC 1152	Civil Engineer

Details of Domestic Building Work Insurance⁵

The issuer or provider of the required insurance policy is: **Not Applicable**

Details of Relevant Planning Permit

Planning Permit No: **N/A** Date of grant of Planning Permit: **N/A**

Nature of Building Work: **Construction of a Single Storey Dwelling and Associated Garage**

Cost of Building Work: **\$710,000.00** Total floor area of new building work in m²: **388.51**

Revisions

1. Revision A - 07 October 2015: Inclusion of Western boundary screening

Conditions and required Certificates

This building permit is issued subject to compliance with all of the conditions as listed in attached Annexures.

BCA Class

Part of Building: **Dwelling**

Class: **1a**

Part of Building: **Garage**

Class: **10a**

Part of Building: **External Screening**

Class: **10b**

Applicable BCA/NCC Year: 2014

Prescribed Reporting Authorities

The following bodies are Prescribed Reporting Authorities for the purpose of the application for this permit in relation to the matters set out below:

Matter Reported On	Regulation	Reporting Authority
Storm Water Drainage	610	Bayside City Council

Occupation or User of Building: An Occupancy Permit is required prior to use or Occupation

Commencement and Completion:

This building work must commence by 25 February 2016

This building work must be completed by 25 February 2017

Inspection Requirements³

The mandatory inspection notification stages are:

1. Inspection of Bored Piers
2. Inspection of Pad Footings
3. Inspection of Pre-Slab
4. Inspection of Slab/Steel
5. Inspection of Framework
6. Inspection of Occupancy Permit

Relevant Building Surveyor



Ari Akritidis
BS-U 1573

Notes

- Note 1 Under Regulation 318 an owner of a building of land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units;
- Note 2 Under Regulation 317 the person in charge of the carrying out the building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans and relevant documentation are available for inspection at the allotment while the building works in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
- Note 3 Include building practitioners with continuing involvement in the building work.
- Note 4 Include building practitioners with no further involvement in the building work.
- Note 5 Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an Insurance policy as required under section 13S of **The Building Act 1993**.

Annexures 'A' **Conditions of Approval**

Building Permit No. BS-U 1573/20150189/0 Issued 25 February 2015

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. Akritidis Group Building Consultants brings to your attention covenant 2713979 dated 11th March 1955

present on the certificate of title. It is the owners responsibility to ensure compliance with the legal restrictions stipulated within the covenant.

2. Structural engineers Building Regulation 1507 certification, computations and structural design documentation for all steel wall and roof truss framework shall be submitted for review/approval prior to a framework inspection been carried out.
3. Swimming pool and associated pool safety barrier does not form part of this building permit approval.
4. Works and approvals outside the allotment boundary i.e. crossover permits, services connection, asset protection permits and the alike don't form part of this building permit approval;
5. Demolition of the existing dwelling does not form part of this building permit approval.
6. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by the adjoining owner).

Annexures 'B' Required Certificates

7. A prescribed and/or non-prescribed electrical compliance certificate for all of the electrical works must be submitted prior to a final inspection;
8. A plumbing compliance for the mechanical services (including ducted heating and evaporative coolers) must be submitted prior to a final inspection;
9. A plumbing compliance certificate for all of the above and below ground plumbing works must be submitted prior to a final inspection;
10. A glazing certificate for the supply and installation of shower screens, windows and doors certifying compliance with AS 1288 and AS 2047 must be submitted prior to a final inspection;
11. A statement or certificate shall be submitted from the contractor responsible for the construction of the dwelling confirming that the dwelling has been constructed in accordance with the energy rating report and approved energy rating plans.
12. A waterproofing certificate from a registered contractor stating compliance with AS 3740 for all wet areas including bathrooms, ensuites and laundries ect.

Annexures 'D' Alternative Solution

Alternative Solution

An Alternative Solution was used to determine compliance with the following Performance Requirements of the BCA that relate to this project:

1. 1. BCA Part 3.8.1.2 (P2.4.1)- To permit the water closet to comprise timber flooring in lieu of water resilient surface materials required in accordance with AS 3740.