

**Nepean Building Permits**

1-5/1283 Point Nepean Road  
PO Box 2234  
Rosebud Vic 3939

T: 03 5986 2466  
E: [info@nepeanbuildingpermits.com.au](mailto:info@nepeanbuildingpermits.com.au)



**Nepean  
Building Permits**

ABN: 35 264 279 ACN: 103 281 527  
[www.nepeanbuildingpermits.com.au](http://www.nepeanbuildingpermits.com.au)

## OCCUPANCY PERMIT – No. 201744639/0

Form 16  
Building Act 1993  
Building Regulations 2018  
Regulation 192

This occupancy permit must be displayed in the following approved location: N/A

**Agent:** David Norman Design  
**Address:** PO Box 321  
MOUNT MARTHA, VIC 3934  
**Contact:** David Norman  
**Email:** Irrelevant & Sensitive  
**Phone:** Irrelevant & Sensitive

**Builder:** Baybreeze Builders Pty Ltd  
**Address:** PO Box 43  
ROSEBUD, VIC 3939  
**Contact:** Steve Downes  
**Email:** Irrelevant & Sensitive  
**Phone:** Irrelevant & Sensitive

**Owner:**  
**Address:**  
  
**Contact:** Irrelevant & Sensitive  
**Email:**  
**Phone:**

### Property Details:

<b>Number:</b>	<b>Street/Road:</b>	<b>City/Suburb/Town:</b>	<b>Postcode:</b>
14-16	View Point Road	MCCRAE	3938

**Municipal district:** Mornington Peninsula Shire Council

<b>Lot/s:</b>	<b>LP/PS:</b> CP109562	<b>Volume:</b> 09376	<b>Folio:</b> 675
<b>Crown Allot:</b>	<b>Section:</b>	<b>Parish:</b>	<b>County:</b>

### Building Permit Details:

Building Permit No.: 201744639/0  
Version of BCA applicable to building permit: BCA 2016 Volume 2

**Date of Issue:** 2/12/2020  
**Relevant Building Surveyor:** James Sheedy  
**Registration No:** BS-U 1061      **Signature:**

Irrelevant & Sensitive

**Nepean Building Permits**

1-5/1283 Point Nepean Road  
PO Box 2234  
Rosebud Vic 3939

T: 03 5986 2466  
E: [info@nepeanbuildingpermits.com.au](mailto:info@nepeanbuildingpermits.com.au)



Nepean  
Building Permits

ABN: 35 264 279 ACN: 103 281 527  
[www.nepeanbuildingpermits.com.au](http://www.nepeanbuildingpermits.com.au)

## OCCUPANCY PERMIT – No. 201744639/0

**Building Details:**

Building / Part of Building to which Permit Applies	Permitted Use	BCA Class	Maximum Floor Live Load	Maximum Number of People to be accommodated
Construction of Dwelling	Residential	1ai	N/A	N/A
Construction of Garage	Residential	10a	N/A	N/A

Stages of Building Work Permitted:

As shown on the approved plans

Storeys contained	Rise in storeys (for Class 2-9 buildings)	Effective height (for Class 2-9 buildings)	Type of construction (for Class 2-9 buildings)
3	N/A	N/A	N/A

**Reporting Authorities:**

The following bodies are reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter Reported On or Consented To	Relevant Regulation No.
Council	Point of discharge of storm water	reg. 610(2)
Council	Construction of buildings on land liable to flooding	reg. 802(3)

**Performance Solution:**

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building or place of public entertainment to which this permit applies:

Relevant performance requirement	Details of performance solution
P2.2.2 Weatherproofing	This permit is subject to an Alternative Solution under Section 1.0.8 & P2.1.1 & P2.2.2 & P2.3.4 (Bushfire) of the Building Code of Australia for the use of an EIFS (Polystyrene Cladding System) for the use of R.Max Orange Board(s) which must be installed strictly in accordance with the manufacturers installation manual and the Building Commission Certificate No. V10/03 - 3/9/2010 & various Codemark Certificates. Restrictions: Class 1 & 10 only. Website: <a href="http://www.orangeboard.com.au">www.orangeboard.com.au</a> (BAL 29 compliant).

**Date of Issue:** 2/12/2020  
**Relevant Building Surveyor:** James Sheedy  
**Registration No:** BS-U 1061 **Signature:**

Irrelevant & Sensitive

**Nepean Building Permits**

1-5/1283 Point Nepean Road  
PO Box 2234  
Rosebud Vic 3939

T: 03 5986 2466  
E: [info@nepeanbuildingpermits.com.au](mailto:info@nepeanbuildingpermits.com.au)



Nepean  
Building Permits

ABN: 35 264 279 ACN: 103 281 527  
[www.nepeanbuildingpermits.com.au](http://www.nepeanbuildingpermits.com.au)

## OCCUPANCY PERMIT – No. 201744639/0

### Conditions to which this permit is subject:

Occupation is subject to the following conditions-

- 1 Within 365 days of the date of this Occupancy Permit the following must be resolved:
  - 1) Submit an engineer's full design, including structural plans, computations and a 'Certificate of Compliance' pursuant to Building Regulation 126, for the 'Debris Flow Prevention' works. This may/may not include a ground anchor design, as currently outlined on Joel Grimmond Engineers' structural plan CGR 6391, DWG S2, REV C, dated 19/04/2017.
  - 2) Submit the written approval of the Mornington Peninsula Council Development Engineer Mr Tony Pingiaro, for the designs described in point 1 above.
  - 3) If the new design triggers the need for an amendment to the Planning Permit P13/20173, specifically condition 14 regards the debris flow barrier, obtain this written approval from the Council planning department.
  - 4) Upon approval of the engineers design by Nepean Building Permits, or their representative, install the required Debris Flow building works and provide a certificate of compliance from the engineer stating the works, including any ground anchors, have been installed as per the approved design.
  - 5) Provide a 'Final Geotechnical Certificate' (a Form G), from a Specialist Geotechnical Engineer/Geologist (as defined in AGS Practice Note Guidelines for Landslide Risk Management 20076).
- 2 This property is within an area designated as termite prone and the building works carried out under this permit have been protected in accordance with AS3660.1, 'Termite Management'. The property owner is to ensure that regular inspections are carried out by competent experienced pest control operator and the advice of that operator is adhered to. The owner is also to ensure compliance with AS3660 is maintained for the life of the building.

**Date of Issue:** 2/12/2020  
**Relevant Building Surveyor:** James Sheedy  
**Registration No:** BS-U 1061      **Signature:**

Irrelevant & Sensitive

**Nepean Building Permits**

1-5/1283 Point Nepean Road  
PO Box 2234  
Rosebud Vic 3939

T: 03 5986 2466  
E: [info@nepeanbuildingpermits.com.au](mailto:info@nepeanbuildingpermits.com.au)



Nepean  
Building Permits

ABN: 35 264 279 ACN: 103 281 527  
[www.nepeanbuildingpermits.com.au](http://www.nepeanbuildingpermits.com.au)

## OCCUPANCY PERMIT – No. 201744639/0

**Mandatory Inspections**

Bored Piers Prior to Pouring Concrete  
Pre Pour (Steel) Prior to Pouring Concrete  
Cavity Steel Prior to Pouring Concrete  
Bored Piers Prior to Pouring Concrete  
Pre Slab (Sand) Prior to Placing Polythene  
Pre Pour (Steel) Prior to Pouring Concrete  
Retaining Wall Cavity Prior to Pouring Concrete  
Bored Piers Prior to Pouring Concrete  
Pre Pour (Steel) Prior to Pouring Concrete  
Wall Cavity Prior to Pouring Concrete  
Retaining Wall Cavity Prior to Pouring Concrete  
Framework Prior to Covering  
Final

**Date Approved**

9/06/2017  
16/06/2017  
29/06/2017  
27/07/2017  
27/07/2017  
1/08/2017  
10/08/2017  
24/08/2017  
31/08/2017  
11/09/2017  
21/09/2017  
5/03/2018  
2/12/2020

**Suitability for occupation**

At the date this occupancy permit is issued, the building/place of public entertainment to which this permit applies is suitable for occupation.

**Date of Issue:** 2/12/2020  
**Relevant Building Surveyor:** James Sheedy  
**Registration No:** BS-U 1061 **Signature:**

Irrelevant & Sensitive