

C1997/05

**15-Apr-05**

Attention:-  
 The Municipal Building Surveyor  
 Mornington Shire Council  
 PrivBag1000  
 Municipal Offices, Boneo Rd,  
**ROSEBUD 3939**

MORNINGTON PENINSULA Shire Council		ADVANCE BUILDING STRATEGIES
RECEIVED	20 APR 2005	
44973		

Dear Sir, Madam

### ISSUE OF BUILDING PERMIT

In accordance with the provisions of Section 30 of the Building Act 1993, please find enclosed documents pertaining to a building permit issued by Advance Building Strategies within your municipality as previously advised, together with the lodgement fee payment if applicable.

#### PROPERTY DETAILS :-

**611- 615 Point Nepean Road McCrae**  
 Lot no **6 & 7** Title details **PS10353 & PS06573**

#### PROJECT DESCRIPTION :-

*construction of detached dwelling*  
*Multi-Unit Development*

LODGEMENT FEE ENCLOSED \$15.00 / \$20.00 / Not applicable

Please do not hesitate to contact us if you have any queries, or further information is required.

Yours faithfully,

Personal Information

#### **Advance Building Strategies**

Suite 4, Somerville Rd, Hampton Park Shopping Square, Hampton Park 3976  
 Phone: 9799 4663 Fax: 9799 4665

PROJECT FILE JOB ID: 20050010/0

20/4  
**CHEQUE TO CASHIER**  
 \$50



# Advance Building Strategies

Address: Suite 4, Somerville Road Hampton Park Shopping Square, Hampton Park 39  
Phone: 9799 4663 Fax: 9799 4665



## BUILDING PERMIT

Building Act 1993 Building Regulations 1994 :- Reg 2.6

**PERMIT NO. BS-1441 20050010/0**

ISSUED TO:- **Metropole Projects Pty. Ltd.**

**P.O. Box 8060**

business

**Brighton East**

**3187**

fax no 9532 8887

PROPERTY DETAILS :- **611- 615 Point Nepean Road McCrae**

Lot: **6 & 7**

Title details: **PS10353 & PS06573**

BUILDER: **Stockwood Building Group**

**309**

**Hallam North RD**

business 97061444

**Lysterfield**

**3156**

fax no 97061555

OWNERSHIP **Michael & Louise Buckley**

**c/o P.O. Box 8060**

**Brighton East**

**3187**

PRACTITIONERS DETAILS if applicable

**PRACTITIONERS**

**HENDY PETER; DP-AD 1547**

**COULTHARD BARRY; EC 1030**

**BROCCIO SALVATORE; DB-U 1187**

**Function and Engagement**

**DRAFTSPERSON**

**ENGINEER**

**BUILDER**

NATURE OF BUILDING WORK:- **construction of**

**detached dwelling**

being **Multi-Unit Development**

Stages of work permitted:

project estimated value:

c/c

BUILDING CLASSIFICATION:- **1a1**

DWELLING DETAILS:- existing dwellings 0 to be constructed 5 to be demolished 0

total new floor area m2

Details of Relevant Planning Permit

(if applicable)

Planning Permit No: **P04/1497**

Planning Permit Date: **16/08/2004**

DETAILS OF DOMESTIC BUILDING WORK INSURANCE if applicable:- **Vero**

Pre-slab  
Steel for slab  
Framework  
occupancy permit

**FOR BUILDING INSPECTIONS  
PHONE 9799 4663  
24 HOURS**

**An Occupancy Permit is required prior  
to Occupation**

Building work is to commence by: **15-Apr-06** and is to be completed by: **15-Apr-07**

### PERMIT CONDITIONS

All relevant Planning Conditions and covenants on title must be complied with.

Three copies of truss computations and layouts to be submitted for approval prior to the frame inspection.

The dwelling is to be protected from Termites in accordance with AS3660.1 2000.

Section 10(2) of the Building Act 1993 has been done to its design prior to the implem

Star Energy Provisions in that substantial progress had  
d 01/07/2004

Personal Information

SIGNED **Jason Daniels**  
RELEVANT BUILDING SURVEYOR

Date permit issue **15-Apr-05**

Registration no **BS-1441**





## APPLICATION FOR BUILDING PERMIT

Suite 4, Hampton Park Shopping Square, Somerville Road, Hampton Park 3976  
Ph: 9799 4663 Fax: 9799 4665

FROM: Owner / Agent: METROPOLE PROJECTS Pty LTD.

Postal Address P.O Box 80100, BRIGHTON EAST Postcode 3187

Contact Person DOUG BARTON Telephone 9522-8889

Address for serving or giving documents Suite 2, 875 GLENHUTCHIN ROAD Postcode 3162

Is applicant a lessee or licensee of Crown Land to which the application applies **CAULFIELD** ☐ Tick if applicable

Owner: MICHAEL & LOUISE BUCKLEY

Postal Address \_\_\_\_\_ Irrelevant / Sensitive \_\_\_\_\_ Postcode 3107

Contact Person DOUG BARTON Telephone \_\_\_\_\_

**PROPERTY DETAILS:**

Number 611-615 Street/Road POINT NEPEAN HIGHWAY City/Suburb/Town MCCRAE

Lot/s 647 LP/PS 10353 & 06573 Volume 959 & 562 Folio 361036B & 011038

Crown Allotment \_\_\_\_\_ Section \_\_\_\_\_ Parish \_\_\_\_\_ County \_\_\_\_\_

Municipal District MORNINGTON PENINSULA SHIRE Allotment Area (for new dwellings only)m<sup>2</sup>

Land owned by the crown or a public authority ☐ Tick if applicable

BUILDER (if known) Name \_\_\_\_\_ Telephone \_\_\_\_\_

Postal Address \_\_\_\_\_ Postcode \_\_\_\_\_

## BUILDING PRACTITIONERS<sup>1</sup> AND ARCHITECTS:

(a) to be engaged in the building work<sup>2</sup>

(b) who were engaged to prepare documents

Name PETER HENDY DESIGN Reg No. \_\_\_\_\_ Name WALLBRINK, COAST LANDSCAPE ARCHIT. Reg No. \_\_\_\_\_

Name BARRY COULTHARD & ASSOC P/L Reg No \_\_\_\_\_ Name \_\_\_\_\_ Reg No \_\_\_\_\_

Name Jamison A CRAIG CONST P/L Reg No                      Name                      Reg No.                     

## NATURE OF BUILDING WORK\*

Construction of a new building	<input checked="" type="checkbox"/> FIVE UNITS.	Extension to an existing building	<input type="checkbox"/>
Alterations to an existing building	<input type="checkbox"/>	Change of use of an existing building	<input type="checkbox"/>
Demolition of a building	<input type="checkbox"/>	Removal of a building	<input type="checkbox"/>
Re erection of a building	<input type="checkbox"/>	Other	<input type="checkbox"/>

### PROPOSED USE OF BUILDING<sup>4</sup>

**Owner Builder<sup>5</sup> (If Applicable)**

I intend to carry out the work as an owner builder

No ☐ Yes ☐

## Cost of Building Work

Is there a contract for the building work

No ☒ Yes ☐

If yes state the contract price \$ \_\_\_\_\_

If no state the estimated cost of building work(include the cost of labour and materials)

and attach details of the method of estimation. \$

**STAGE OF BUILDING WORK:**

If application is to permit a stage of the building work:

Extent of Stage \_\_\_\_\_

Value of building work for this stage \$\_\_\_\_\_

**SIGNATURE:**

Signature of owner or agent \_\_\_\_\_ Date 23<sup>rd</sup> DECEMBER 2004



Note 1: Building Practitioner Means:-

- a) a building surveyor; or
  - b) a building inspector; or
  - c) a quantity surveyor; or
  - d) An engineer engaged in the building industry; or
  - e) a draftsman who carries on a business of preparing plans for building work or preparing documentation relating to permits and permit applications; or
  - f) a builder; or
  - g) a person who erects or supervises the erection of prescribed temporary structures; or
  - h) a person responsible for a building project or any stage of a building project and who belongs to a class of people prescribed to be building practitioners.
- but does not include:-
- i) an architect except in Part 9 and sections 24(3) and 176(6) of the Act; or
  - j) a person (other than a domestic builder) who does not carry on the business of building; or

Note 2: Include building practitioners with continuing involvement in the building work.

Note 3: Include only building practitioners with no further involvement in the building work.

Note 4: The use of the building may also be subject to additional requirements under legislation such as the Liquor Reform Act 1998 and Dangerous Goods Act 1985

Note 5: If an owner builder, restrictions on sale of the property apply under section 137B of the Act. Section 137B also prohibits an owner builder of domestic building work from selling the building within 61/2 years from the date of completion of the relevant works unless they have satisfied certain requirements including obtaining compulsory insurance. The Building Control Commission maintains a current list of domestic building insurance providers.

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DISCLAIMER

(1) Except as expressly provided to the contrary in the agreement, all terms, conditions, warranties, undertakings, inducements or representations whether express, implied, statutory or otherwise relating in any way to ABS's service or to this agreement are excluded. Without limiting the generality of the preceding sentence, ABS shall not be under any liability to the client in respect of any loss or damage (including consequential loss or damage) however caused, which may be suffered or incurred or which may arise directly or indirectly in respect of the failure or omission on the part of ABS to comply with its obligations under this agreement.

(2) Where any Act of Parliament implies in this agreement any term, condition or warranty that the Act avoids or prohibits provisions in a contract excluding or modifying the application of or exercise of, or liability under such term, condition or warranty, such term, condition or warranty shall be deemed to be included in this agreement. However the liability of ABS for any breach of such term, condition or warranty shall be limited, at the option of ABS, to any one or more of the following:

(3) The client warrants that it is not relied on any term, condition, warranty, undertaking, inducement or responsibility made by or on behalf of ABS which has not been stated expressly in the agreement or upon any descriptions or specifications contained in any document including any catalogues or publicity material produced by ABS.