

All communications to be addressed to the Chief Executive Officer  
 Post Office Box 96, Toodyay, Western Australia, 6566  
 Administration Centre  
 "Old Court House Building"  
 15 Fiennes Street  
 TOODYAY WA 6566  
 Telephone: (08) 9574 2258  
 Facsimile: (08) 9574 2158  
 Email: records@toodyay.wa.gov.au

Our Ref: **206147**

Local Government (Miscellaneous Provisions) Act 1960, s. 374. Building Regulations 1989, reg. 13 (1) (d)

## BUILDING LICENCE

|                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| LICENCE NO.: 6251                                                                                                                                                                                                                                                                              | DATE: 11 May 2009                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>PROPERTY WHERE BUILDING TO BE BUILT</b><br>WARD WEST<br>STREET WALLABY WAY<br>SUBURB MORANGUP<br>LOT No. 27<br>HOUSE No. 125                                                                                                                                                                | LICENSEE / BUILDER ANDREW DRAFFIN<br>ADDRESS PO BOX 4<br>KALLANNIE 6468<br><br>NAME OF APPLICANT ANDREW DRAFFIN<br>ADDRESS PO BOX 4<br>KALANNIE 6468<br><br>TYPE OF BUILDING 10a NON HABITABLE, PRIVATE<br>GARAGE/CARPORT SHED ETC<br>WORK TYPE STEEL SHED<br>MATERIALS :WALLS STEEL<br>:ROOF STEEL<br>:FLOOR CONCRETE<br>EST. VALUE \$70950                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| BLD AREA 345m <sup>2</sup><br>STAT. C.D.<br><br>This is not a valid licence until the prescribed fees are paid.<br>FEES:<br>BUILDING \$225.75<br>BRB LEVY \$ 39.00<br>BCITF LEVY \$141.90<br>KERB DEPOSIT \$0<br>S/TANK APP. \$0<br>ADMIN FEE \$0<br>PHOTOCOPY \$0<br><br>TOTAL DUE : \$406.65 | The building work permitted by this licence:<br><ul style="list-style-type: none"> <li>Must be carried out in accordance with the approved plans, drawings and specifications submitted with the application for the Building Licence No. 6251 ; and</li> <li>Must be carried out in accordance with the conditions set out on the approved plans; and</li> <li>Subject to the provisions of the Building Code of Australia (as amended); and</li> <li>If the building work permitted by this Licence is not substantially commenced within 12 months of the date of this Licence, the Licence will become void; and</li> </ul> <p><b>DISCLAIMER:</b> You as the owner/builder must take responsibility in each of the foregoing matters and note rely on the Council in relation hereto. By acting upon this permit, you as owner/builder release and discharge the Municipality from all liability in relation to such matters and indemnify the Municipality from all claims for loss or damage sustained by you or any successors in title by reason of non-compliance of plans and specifications and/or the building with the statutory provisions or by reason on any such defects.</p> <p><b>Note:</b><br/> <b>WATER CORPORATION:</b> The plans subject to this Licence are required to be submitted to the Water Corporation before work is commenced. The licensee / builder must produce this licence and the approved plans, drawings and specifications whenever requested by the building surveyor.<br/> <b>PRODUCTION OF LICENCE &amp; DRAWINGS:</b> The licensee must produce this licence and the approved plans, drawings and specifications whenever requested by the building surveyor.</p> |
| 12.5.09 Posted Out D.A.<br>LICENCE TAKEN BY BUILDER / OWNER                                                                                                                                                                                                                                    | <br>Building Surveyor / Manager Building Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

## **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1 The owner or Building Licence holder is responsible for site identification. Where necessary a licenced land Surveyor should be used to establish the boundaries of the lot.
- 3 Area to be occupied by the building and two metres beyond to be cleared and excavated to a depth of 150mm to a virgin surface removing all humus type top soil and vegetation.
- 8 Sub-soil and or surface drains shall be installed in accordance with Council or Structural Engineer requirements and shall be installed prior to placement of footings. Inspection is required before back-filling the drain trench.
- 9\* Roof guttering, down-pipes & storm- water pipes to be provided so as to pipe water clear of building foundations and leach-drain area. Building Code of Australia 2007-Volume Two Part 3.5.2
- 10 Provide spoon drain or contour bank to prevent surface water from reaching the building or immediate surroundings.
- 18 Second-hand materials are not to be used without the approval of the Building Surveyor.
- 23 This building is strictly not for habitable purposes.
- 26 All rubbish and builder's refuse generated by construction activity must be cleaned up and removed from the building site and deposited in an approved wskip bin and transported to Northam waste disposal site.
- 29 Notations, alterations or additions made on, or attached to the approved plans must be strictly adhered to.
- 31 The Builders' Registration Board require a sign to be erected at/on the lot displaying builder's name(s) and registration number(s) or building licence number in the case of an owner builder.
- 38 Council reserves the right to impose further conditions should site works warrant such.
- 52 Storm water to be disposed of in such manner so as not to cause damage to adjoining properties or nuisance to the owners or occupants.
- 79 All Glazing must comply with Part 3.6. of the Building Code of Australia.
- 95\* Polythene sheeting under floor slabs shall be 0.002 mm thick and installed without any tears or penetrations
- 96 Builder to notify Council when building is completed. Note - Building licence will require renewal if building is not completed within TWO YEARS of date of issue of Building Licence. In addition, the Building Licence will require renewal if the building is not substantially commenced (lock-up stage) within 12 months of the date of issue.**
- 105 Fire break, 10m wide, to be installed by 1st October, maintained until 30th April.
- 106 During construction between 1st October and 30th April must have a 9kg Fire Extinguisher on site at all times. Must be a Dry Powder
- 107 All notations on plan in red must be complied with.

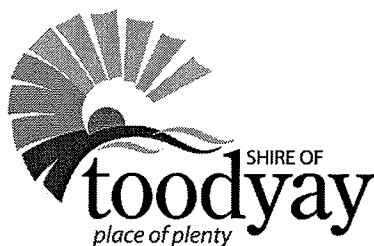
133 Any part of a building not detailed on the approved plans that requires compliance with the Building Code of Australia is required to be a "Deemed to Satisfy Solution".

134 Any proposal by you as the builder to use an alternative solution is to be clearly detailed on the drawings submitted for approval.

135 Where you as the builder wishes to amend the approved building licence, whether using an alternative solution or otherwise, the proposal must be submitted back to the Shire of Toodyay for its approval prior to commencement of work.

C ROOF CLADDING: Custom Orb 1 in 12 pitch = 5 degrees & spans 1200, Hi-Ten & Spandeck 1 in 20 pitch = 3 degrees & spans 1700, Klip-Lok & Brown Built 406 1 in 60 pitch = 1 degree & spans 2100.

F All structures must be constructed to these requirements Wind region for Toodyay = REGION A. Terrain category = TERRAIN CATEGORY 2 . Wind speed = 38 METRES PER SECOND (minimum).



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Telephone: (08) 9574 2258  
Facsimile: (08) 9574 2158  
Email: records@toodyay.wa.gov.au

Our Ref: **206147**

**APPLICANT:** ANDREW DRAFFIN  
PO BOX 4  
KALANNIE 6468

**OWNER:** ROBCO INVESTMENTS WA PTY LTD  
125 MCKNOE DRIVE  
MORANGUP WA 6083

Dear Sir,

**BUILDING LICENCE APPROVAL NO. 6251**

I advise that plans and specifications submitted by you have been approved for the following:

|                                 |                                                    |
|---------------------------------|----------------------------------------------------|
| <b>BUILDING DESCRIPTION:</b>    | FARM SHED - STEEL FRAME CONCRETE FLOOR             |
| <b>BUILDING CLASSIFICATION:</b> | 10a NON HABITABLE, PRIVATE GARAGE/CARPORT SHED ETC |
| <b>SHIRE WARD:</b>              | WEST                                               |
| <b>PROPERTY ADDRESS:</b>        | LOT 27 WALLABY WAY<br>MORANGUP 6083                |

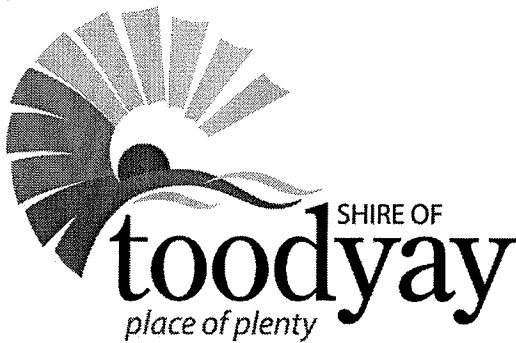
A Building Licence to enable you proceed with the work will be issued to you on payment, at this office, of the fee (s) indicated below.

|                       |          |                             |
|-----------------------|----------|-----------------------------|
| <b>BUILDING FEE:</b>  | \$225.75 |                             |
| <b>BRB LEVY:</b>      | \$ 39.00 |                             |
| <b>BCITF LEVY:</b>    | \$141.90 |                             |
| <b>KERB DEPOSIT</b>   | \$0      |                             |
| <b>SEPTIC APP FEE</b> | \$0      |                             |
| <b>ADMINISTRATION</b> | \$0      |                             |
| <b>PHOTOCOPY FEE</b>  | \$0      | (Total fees owing \$406.65) |

Yours faithfully,

Gordon Tester  
**SENIOR BUILDING SURVEYOR**

11 May 2009



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**THIS FORM MUST BE RETURNED TO THE SHIRE OF TOODYAY AFTER  
COMPLETION OF BUILDING WORK**

## **BUILDING COMPLETION NOTICE**

**Licence No:** 6251      **Assessment No:** A1874

**Application No:** 206147      **Date of Approval:** 11.05.09

**Granted to (Builder):** ANDREW DRAFFIN

**Building Classification:** 10(A) NON HABITABLE PRIVATE SHED

**Address of Work:** LOT 27 WALLABY WAY  
MORANGUP 6083

**Date of Completion:** \_\_\_\_\_

**Description of Building Work:** STEEL STORAGE SHED

**Name of Owner:** ROBCO INVESTMENTS PTY LTD

**Address of Owner:** PO BOX 61  
GIDGEGANNUP 6083

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**TO BE COMPLETED BY BUILDER**

***The building work was completed on .... / ... / ... and is now ready for inspection***

**Name:**.....**Signed:** .....

**Date:**.....

ALL STORMWATER DIVERTED AWAY FROM BUILDINGS & CONTAINED ON OWN PROPERTY

Nº 125  
McKAY DRIVE

125 McKAY DRIVE  
MORANGUP

(MAIN ENTRY IS... Nº 15 WALLABY WAY)

Mr MARCUS BAVIES - from JOHN ROBERTSON - Rebeo

FAKED  
4 36 PM  
21/8/08

1. d

20 APR 08 03:00 PM

