

# PERMIT

# FORM BA4

## Building permit

Building Act 2011, section 25  
Building Regulations 2012, regulation 4, 21

Permit number  
**BP2023.37.1**

Enquiries: **Nathan Long**

### 1. Builder details

Builder's name	<b>Niche Living</b>
Postal address	<b>PO Box 51 NORTHBRIDGE WA 6865</b>
Registration number or owner-builder approval number (if applicable)	<b>12153</b>

### 2. Details of building work

Property street address (provide lot number where street number is not known)	<b>Lot: 38 SS: 79982 5 Patagona Lane TAPPING 6065</b>	
Nature of the building work	<b>TWO STOREY SINGLE DWELLING - DETACHED</b>	
Stage(s) of work	<b>N/A</b>	
BCA class of the building	Main BCA class <b>1A</b>	Secondary BCA class (for multi-purpose buildings) 10b
	Use(s) of the building <b>Two Storey Single Dwelling - Detached</b>	Each restriction on use (if applicable)
Estimated value of building work (as determined by permit authority)	<b>\$290,000.00</b>	

### 3. Applicable certificate of design compliance

#### Certificate of design compliance issued by:

Building surveying contractor/public authority's name	<b>Building Surveying Solutions Pty Ltd</b>	
Phone/fax	Phone no <b>0450 685 680</b>	Fax
Email address	<b>adam@buildss.com.au</b>	Date <b>20/12/2022</b>

## 4. Permit details

### All building work permitted by this permit:

1. Must be carried out in accordance with the plans and specifications specified in the applicable certificate of design compliance for this building permit.
2. Must be carried out in accordance with any conditions set out below:

#### Conditions

1. If applicable, the plans are to be submitted to the Water Corporation before commencement of construction. For further details on how plans are to be submitted, please visit; <http://www.watercorporation.com.au/>
2. You are advised that prior to commencement of construction the City requires the provision of a suitable receptacle for the containment of rubbish. The receptacle (generally a wire mesh cage) should have maximum openings of 100mm, be a minimum of 4m2 x 1 metre high, and be provided with a lid. Non compliance will result in legal action being taken by the City.
3. Provide Notice of Completion or Notice of Cessation, if applicable, to the City within 7 days.
4. In accordance with the Environmental Protection (Noise) Regulations 1997 – Regulation 13 – Construction Sites, work that will create excessive noise is to be restricted to 07:00 hours and 19:00 hours on any day which is not a Sunday or Public Holiday. The applicant is responsible for all noise on-site, failure to comply may see the applicant fined. For further information see [Noise information - City of Wanneroo](#)
5. Please liaise with Perth Transport Authority where a crossover is proposed and will be obstructed by a bus stop, bus shelter or bus post.
6. Prior to works commencing, a 'street and verge bond' permit must be obtained and all charges paid to the City. If you are located within a strata or multi-unit complex please contact the City's Engineering Maintenance team for further guidance on whether a verge bond is required. For further information on this please visit [http://www.wanneroo.wa.gov.au/downloads/file/2380/information\\_sheet](http://www.wanneroo.wa.gov.au/downloads/file/2380/information_sheet)
7. Where applicable, a 'Tree Protection Zone' is to be installed as per the City's Street Tree Policy.

#### Footnote

Please note that some properties within the City may be subject to further requirements because of Unexploded Ordinance (UXO). Please contact the Department of Fire & Emergency Services (DFES) for further information regarding UXO.


3. Must be inspected and tested as prescribed under section 36(2)(a) of the *Building Act 2011* (refer to the certificate of design compliance for the applicable list of inspections and tests that are to be listed here):

#### Inspections and tests

4. A permit granted to do one or more stages of building work does not automatically entitle a person to be granted a further building permit for any other stage of the building work.

5. This permit is valid for two years from the date of this permit **OR** valid until

Date

Issuing officer	Name Nathan Long	Job title <b>SENIOR BUILDING SURVEYOR</b>
	Signature 	Date <b>11 January 2023</b>
Permit authority	<b>CITY OF WANNEROO</b>	

11 January 2023

Niche Living  
PO Box 51  
NORTHBRIDGE WA 6865

Dear Sir/Madam

<b>Property details:</b>	<b>5 Patagona Lane TAPPING</b>
<b>Land parcel(s) details:</b>	<b>Lot: 38 SS: 79982</b>
<b>Street and Verge Bond Permit No.:</b>	<b>39.2023.00000028.001</b>

Congratulations on obtaining your permit for the above property and thank you in advance if you have already paid the street and verge bond fees.

On completion of the works, please submit a street and verge bond refund application along with the proof of payment issued by the City, via the [City's online forms](#). We endeavour to return all street and verge bond refunds within 8 weeks of receipt.

If you have not paid a street and verge bond permit in accordance with condition six (6) of the above permit, the responsible person (permit holder) Niche Living is required to obtain and [pay all current fees](#) for the street and verge bond permit scheme (verge bond) prior to commencing works on site.

The verge bond is a requirement of the Local Government (Uniform Local Provisions) Regulations 1996 and the City of Wanneroo's Public Places and Local Government Property Local Law 2015, where all works taking access from the road reserve to private property require a permit from the issuing permit authority (the City), prior to the start of the construction works (the works).

The responsible person has twenty-eight (28) days from the date of this letter to obtain and pay for a verge bond permit from the City or contact the City to discuss when the works will commence. Please note failure to obtain a verge bond prior to the start of the works may result in a \$200 infringement notice being issued and if the offence is of a continuing nature, \$500 for each day or part day thereof the offence continues, with the possibility of legal action being initiated by the City, with maximum penalties set upon conviction of \$5000.

If for whatever reason you are unable to comply with this condition of the permit, it will be dealt with by the City's Compliance team.

**Payment can be made via the [City's Online Payment form](#), or by contacting us on 9405 5000 to pay via credit card.**

Should you require any further information, please visit the [City's website](#), or email [engineeringmaint@wannero.wa.gov.au](mailto:engineeringmaint@wannero.wa.gov.au).

Yours sincerely



**Cameron Healy**  
**COORDINATOR ENGINEERING MAINTENANCE**