

Business Hours:
8.00am to 5.30pm, Monday to Thursday
8.00am to 5.00pm, Friday

Building Certificate No: BC0120/16

27 March 2017

COLIN BIGGERS & PAISLEY SOLICITORS
GPO BOX 214
SYDNEY NSW 2000

Dear Sir/Madam

Application for a Building Certificate

Property: 27 KEVIN AVENUE AVALON BEACH NSW 2107

Your Reference: Bethany Du

Please find enclosed a Building Certificate issued in response to your application.

Yours faithfully

Wal Dover
SENIOR BUILDING SURVEYOR

BUILDING CERTIFICATE NO: BC0120/16
UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE NORTHERN BEACHES COUNCIL

CERTIFIES THAT in relation to the building or part identified below, the Council –

- (a) By virtue of anything existing or occurring before the date of inspection stated in this certificate; or
- (b) Within 7 years after that date by virtue of the deterioration of the building or part solely by fair wear and tear, WILL NOT –
- (c) Make an order requiring the building to be repaired, demolished, altered or rebuilt by reason only of its design, appearance, form of construction or state of repair; or
- (d) Take proceedings for an order or injunction requiring the demolition, alteration, addition, or rebuilding of or to the building or part, by reason only of its design, appearance, form of construction or state of repair; or
- (e) Take proceedings in relation to any encroachment by the building or part onto land vested in or under the control of the Council.

IDENTIFICATION OF BUILDING

Property Address: **27 KEVIN AVENUE AVALON BEACH NSW 2107**

Nearest Cross Street: **Elvina Avenue** Side of Street: **South west**

Classification of Building: **1a, 10a, 10b** Whole/Part: **Whole of Building**

Description: **A two storey sole occupancy brick and weatherboard dwelling with a tile roof, garage under and front deck**

NOTE: Balustrades do not comply with Part 3.9.2 of the Building Code of Australia and are excluded from this certificate.

Date of Inspection: **5/12/2016** Owner: **LYNNE M TRAMONTE**
SUZANNE H JENSEN

Legal Description of Land: **Lot 11 DP 12435**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by S J Dixon, dated 5/07/2016, Ref No 50571.

Dated **27/03/2017**

Mark Ferguson
INTERIM GENERAL MANAGER

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per:

Applicant's Name: **COLIN BIGGERS & PAISLEY SOLICITORS**
GPO BOX 214 SYDNEY NSW 2000

NB:

1. An order made or proceedings taken in contravention of this certificate is of no effect.
2. The issue of a Building Certificate does not prevent
 - (i) orders from being made against any person in relation to matters detailed in the table to Section 121B of the Environmental Planning and Assessment Act, 1979 (as amended);
 - (ii) proceedings being taken against any person for failure to obtain development consent or to comply with any conditions of development consent, pursuant to Section 125 of the Environmental Planning and Assessment Act, 1979.