

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

**Building Certificate No: BC0039/17**

4 July 2017

HEIDI BREEBAART  
PO BOX 501  
CHURCH POINT NSW 2105

Dear Sir/Madam

**Application for a Building Certificate**  
**Property: 12 ILYA AVENUE BAYVIEW NSW 2104**

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

Yours faithfully

Wal Dover  
**SENIOR BUILDING SURVEYOR**

## BUILDING CERTIFICATE NO: BC0039/17

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: **12 ILYA AVENUE BAYVIEW NSW 2104**

Nearest Cross Street: **Taminga Road** Side of Street: **South eastern**

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

Description: **Window enclosure of an existing first floor rear deck and partition wall additions to the existing lower ground floor area**

Date of Inspection: **29/06/2017** Owner: **HEIDI BREEBAART**

Legal Description of Land: **Lot 21 DP 27133**

### SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:

**Survey report prepared by UDP Surveying Services, dated 27/03/2007, Ref No 1694; structural certification by Northern Beaches Consulting Engineers Pty Ltd dated 5/5/17 Ref 170513.**

Dated: **4/07/2017**

Mark Ferguson  
**INTERIM GENERAL MANAGER**

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per:

Applicant's Name: **HEIDI BREEBAART, PO BOX 501, CHURCH POINT NSW 2105**

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.