



Pittwater Council

ABN 61 340 837 871

All Correspondence to be addressed to General Manager

Units 9, 11 & 12/ 5 Vuko Place
WARRIEWOOD NSW 2102
Avalon Customer Service Centre
59A Old Barrenjoey Road, AVALON 2107

Postal Address
P.O. Box 882
MONA VALE NSW 1660
DX 9018 MONA VALE

Telephone (02) 9970 1111
Facsimile (02) 9970 7150
Internet www.pittwaterlga.com.au
Email: pittwater_council@pittwater.nsw.gov.au

Business Hours:
8.00am to 6.00pm, Monday to Thursday
8.00am to 5.00pm, Friday

Building Certificate No: **BC0042/03**

27 March 2003

L J RICKARD
SOLICITOR
P O BOX 6078
PYMBLE NSW 2073

Dear Sir/Madam

Application for a Building Certificate

Property: 104B POWDERWORKS ROAD NORTH NARRABEEN NSW 2101

Your Reference: LJR:AG:02299

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

Yours faithfully

Wal Dover
DEVELOPMENT OFFICER



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BUILDING CERTIFICATE NO: BC0042/03

UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE PITTWATER 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: **104B POWDERWORKS ROAD NORTH NARRABEEN NSW 2101**

Nearest Cross Street: **Cooleena Road** Side of Street: **South**

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

Description: **A one and two storey rendered brick and corrugated iron dwelling roofed with corrugated iron together with attached fabric awnings**

Date of Inspection: **13/3/03** Owner: **S CODDINGTON**

Legal Description of Land: **Lot 103, DP 1012915**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by Paul Keen & Company, dated 27/03/2003, Ref No 7701A.

Dated **27/03/2003**

Angus Gordon
GENERAL MANAGER

per: 

Applicant's Name: **L J RICKARD, SOLICITOR P O BOX 6078 PYMBLE NSW 2073**

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.

BUILDING CERTIFICATE REPORT

BUILDING CERTIFICATE NO: 0042/03
Street Name: Powder Works Rd, Nth. Harra
House No: 104 B
Nearest Cross Street: COOLEENA RD.
Side of Street: SOUTH
Classification of Building (ie 1a, 10b) 1a, 10b

WHOLE OR PART (circle one)

Description of Buildings: A one and two storey
rendered brick + corrugated iron dwelling
roofed with corrugated iron together with
attached fabric awnings.
Date of Inspection: 13/3/03

Owner's Name: _____

Lot No: 103 Section (if applicable) _____ DP: 400520
1012915

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

SURVEY REPORT/CERTIFICATE PREPARED BY:

Paul Keen & Co.

Ref No: 7701 A DATED: 27/3/03

Council File No: _____

Building/Development Approval No _____

Occupation Certificate (No(s)) _____

IS THIS TO BE REFERRED TO COMPLIANCE FOR A SWIMMING POOL NOTICE?
YES NO (wendy/liz/kate if no please delete reference to pool on first page)

INSPECTOR [Signature] DATE 27/3/03

CHECK LIST FOR BUILDING CERTIFICATES – DOMESTIC DWELLINGS

PROPERTY ADDRESS: _____

FEES: _____

Survey – This should be original if possible or copy of original, certified by a surveyor.

Are all the buildings existing on site shown on the survey.

Does survey indicate eaves and gutters position.

STRUCTURAL ENGINEERS CERTIFICATES – where applicable

Waterboard Certificate – certificate or telephone enquiry from Board

BUILDING APPROVALS

Obtain the files for any building approvals or development consents applicable to the site.

TERMITE PROTECTION BCA (PT 31.3(j) (iii))

INSPECTION

Date of inspection

Where approved building plans are available check that conditions of approval have been complied with

External

- Roof
- Gutter
- External cladding
- Windows
- Lintels, arch bars, etc
- Settlement or cracks
- Outbuildings and the use of these
- Access driveways and gradients
- Stormwater drainage
- Connection to sewer if available
- Septic tank – check with tanker service removal type
- Installation of any problems relating to septic tank
- Onsite drainage
- Swimming pool - water quality/structure
- Swimming pool fencing
- Swimming pool – filter motors (noise)
- retaining walls

N/A

INTERNAL

- Room sizes
- Floor to ceiling heights
- Light and ventilation
- Adaptation of building as flats, eg direct internal access
- Access to all habitable areas – duplication of kitchens?
- Evidence of water entry
- Floor wastes
- Bathroom and laundry:
- Adequate facilities for bathroom, WC and laundry provisions
- Floor area: – condition of floor timbers, piers, ant caps, settlement or cracks

N/A

SITE INSPECTION REPORT

New dwelling and attached garage in good condition together with a detached fabric awning.

Rec. B.C. be issued

Allen 27/3/03

COMMENTS FROM OTHER DEPARTMENTS/SECTION

Town Planners: D/A conditions

Engineers: Coastal Bluff area, Flood Prone Land, Wave Action

Natural Resources: Endangers spp, Wildlife Corridor

Signed by: _____ *Allen*

Date: _____ 27/3/03