

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

**Building Certificate No: BC0030/14**

18 December 2014

JANICE FREEMANTLE  
PO BOX 214  
NORTHBRIDGE NSW 1560

Dear Sir/Madam

**Application for a Building Certificate**

**Property: 117 PACIFIC ROAD PALM BEACH NSW 2108**

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

Yours faithfully

Wal Dover  
**SENIOR BUILDING SURVEYOR**

**BUILDING CERTIFICATE NO: BC0030/14**  
**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: **117 PACIFIC ROAD PALM BEACH NSW 2108**

Nearest Cross Street: **Canara Place** Side of Street: **Eastern**

Classification of Building: **10b** Whole/Part: **Whole of Building**

Description: **A 1.8 metre high brushwood fence on the northern side of the access driveway and a 2 metre panel of fencing on the western boundary of 117 Pacific Road, Palm Beach**

Date of Inspection: **8/04/2014** Owner: **JANICE FREEMANTLE**

Legal Description of Land: **Lot 1 DP 650029**

**SCHEDULE**

The following written information was used by the Council in deciding to issue this certificate:  
**Survey report prepared by CMS Surveyors Pty Ltd, dated 10/03/2014, Ref No 2151C.**

Dated **15/12/2014**

Mark Ferguson  
**GENERAL MANAGER**

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per:

Applicant's Name: **JANICE FREEMANTLE, PO BOX 214, NORTHBRIDGE NSW 1560**

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.