

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

**Building Certificate No: BC0137/13**

10 April 2014

BURRIDGE & LEGG SOLICITORS  
DX 461  
SYDNEY

Dear Sir/Madam

**Application for a Building Certificate**

**Property: 77 MARINE PARADE AVALON BEACH NSW 2107**

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

Yours faithfully

Wal Dover  
**SENIOR BUILDING SURVEYOR**

**BUILDING CERTIFICATE NO: BC0137/13**  
**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: **77 MARINE PARADE AVALON BEACH NSW 2107**

Nearest Cross Street: **Coonanga Road** Side of Street: **Eastern**

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

Description: **A sole occupancy split level rendered brick dwelling with a tile roof together with front and rear terrace areas, an inground swimming pool and detached garage**

Date of Inspection: **27/03/2014** Owner: **ROSEMARY H SHANNON**

Legal Description of Land: **Lot 116 DP 8394**

**SCHEDULE**

The following written information was used by the Council in deciding to issue this certificate:  
**Survey report prepared by Bee & Lethbridge Pty Ltd, dated 18/10/2013, Ref No 10914; report by Jack Hodgson Consultants Pty Ltd dated 5/11/13 Ref M0 29036 and pool fencing compliance report by Pittwater Council dated 27/3/14 Ref H Konsti**

Dated **10/04/2014**

Mark Ferguson  
**GENERAL MANAGER**

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per:

Applicant's Name: **BURRIDGE & LEGG SOLICITORS, DX 461 SYDNEY**

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.