

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

Building Certificate No: BC0132/07

6 August 2007

ROWAN FRASER SARGESON  
62 WARRABA ROAD  
NORTH NARRABEEN NSW 2101

Dear Sir/Madam

**Application for a Building Certificate**

**Property: 62 WARRABA ROAD NORTH NARRABEEN NSW 2101**

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

Yours faithfully



Wal Dover  
**PLANNER**



**BUILDING CERTIFICATE NO: BC0132/07**  
**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: 62 WARRABA ROAD NORTH NARRABEEN NSW 2101**

**Nearest Cross Street: NATUNA STREET Side of Street: SOUTH WEST**

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

**Description: A fibrous cement and timber sole occupancy dwelling with a tile roof together with concrete block retaining walls adjoining a concrete driveway**

**Date of Inspection: 3/08/2007 Owner: R F SARGESON & K M SARGESON**


**Legal Description of Land: Lot 1 DP 1005672**

**SCHEDULE**

The following written information was used by the Council in deciding to issue this certificate:  
**Survey report prepared by CMS Surveyors Pty Limited, dated 10/07/2007, Ref No 2227.**

**Dated 6/08/2007**

**Mark Ferguson**  
**GENERAL MANAGER**

per: 

**Applicant's Name: ROWAN FRASER SARGESON, 62 WARRABA ROAD NORTH NARRABEEN NSW 2101**

**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: 01321

Street Name: WARRABA RD., N. Nanaheer,

House No: 62

Nearest Cross Street: Natuna St

Side of Street: South West

Classification of Building (ie 1a, 10b) 1a

WHOLE

OR

PART

(circle one)

Description of Buildings: A fibrous cement and timber  
sole occupancy dwelling with a tile roof  
together with concrete block retaining walls

Date of Inspection: 3/8/07

adjoining a  
concrete driveway

Owner's Name: \_\_\_\_\_

Lot No: 1 Section (if applicable) \_\_\_\_\_ DP: 1005672

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

SURVEY REPORT/CERTIFICATE PREPARED BY:

C.M.S. Surveyors P/L

Ref No: 2227 DATED: 10/7/07

Council File No: \_\_\_\_\_

Building/Development Approval No \_\_\_\_\_

Occupation Certificate (No(s)) \_\_\_\_\_

|   |  |
|---|--|
| IS THIS TO BE REFERRED TO COMPLAINTS OR COMPLAINTS COORDINATOR? |  |
| YES <input checked="" type="checkbox"/>                         | (If 'no' or 'not sure' please refer to page 2) |

INSPECTOR [Signature] DATE 3/8/07

## 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) (ii))**

### **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~~

#### **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, WVC and laundry provisions
- Floor area: – condition of floor timbers, piers, ant caps, settlement or cracks

### **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: \_\_\_\_\_

Date: \_\_\_\_\_

#### **SITE INSPECTION REPORT**

Premises as  
described –  
all in good  
condition.  
OK to issue  
B.C.

*Allen* 3/8/07