



PITTWATER COUNCIL

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Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018 Mona Vale

Business Hours
8 00am to 5 30pm, Monday to Thursday
8 00am to 5 00pm, Friday

Building Certificate No BC0020/11

20 April 2011

BOSTON BLYTH FLEMING
SUITE 1/9 NARABANG WAY
BELROSE NSW 2085

Dear Sir/Madam

Application for a Building Certificate

Property UNIT 2C/77 BASSETT STREET MONA VALE NSW 2103

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

Yours faithfully

W Dover
SENIOR BUILDING SURVEYOR

Email pittwater_council@pittwater.nsw.gov.au Web pittwater.nsw.gov.au

Mona Vale Customer Service Centre
Village Park 1 Park Street Mona Vale

Avalon Customer Service Centre
59A Old Barrenjoey Road Avalon

Support Services
Units 11 12 13 + 16/5 Vuko Place Warriewood

Boondah Depot
1 Boondah Road Warriewood



BUILDING CERTIFICATE NO BC0020/11
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 **UNIT 2/C77 BASSETT STREET MONA VALE NSW 2103**

Nearest Cross Street - Side of Street **South**

Classification of Building **9b** Whole/Part **Part of Building**

Description **A steel and timber first floor mezzanine addition to an existing industrial building**

Date of Inspection **1/03/2011** Owner **N DEANE**

Legal Description of Land **Lot 1 DP 88028**
Lot 4 DP 707291

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate
Survey report prepared by Kiprovich & Associates Pty Ltd dated 25/01/2011 Ref No 11-101
dwg and structural report by Jack Hodgson Consultants Pty Ltd dated 2/11/10 Ref MV 27283
together with letter of structural adequacy dated 9/3/11

Dated **20/04/2011**

Mark Ferguson
GENERAL MANAGER

per 

Applicant's Name **BOSTON BLYTH FLEMING, 1/9 NARABANG WAY BELROSE NSW 2085**

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

Email pittwater_council@pittwater.nsw.gov.au Web pittwater.nsw.gov.au

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Village Park 1 Park Street Mona Vale	59A Old Barrenjoey Road Avalon	Units 11 12 13 + 16/5 Vuko Place Warriewood	1 Boondah Road Warriewood

BUILDING CERTIFICATE REPORT

BUILDING CERTIFICATE NO 0020/11
Street Name BASSETT ST. MV
House No 2C/79
Nearest Cross Street _____
Side of Street South
Classification of Building (ie 1a, 10b) 9b
WHOLE OR PART (circle one)
Description of Buildings a steel and timber
first floor mezzanine addition
to an existing industrial building.
Date of Inspection 1/3/11
Owner's Name _____
Lot No 1 Section (if applicable) _____ DP 38028.

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

SURVEY REPORT/CERTIFICATE PREPARED BY

Kuprovich & Assoc P/L

Ref No 11-101 dwg DATED 25/1/11 and

Council File No structural report by

Building/Development Approval No Jack Bodgson consultants P/L

Occupation Certificate (No(s)) dated 2/11/10 ref. MV27283
together with letter of structural
adequacy dated 9/3/11

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 13/4/11

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

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

SITE INSPECTION REPORT

*Works as described
all in good
condition
D/A approved
for use as
a gymnasium
and martial
arts centre
OK to issue BC
re floor structure*

[Signature]

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 _____