

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

**Building Certificate No: BC0061/15**

28 September 2015

BRENT LETHBRIDGE  
55 TASMAN ROAD  
AVALON BEACH NSW 2107

Dear Sir/Madam

**Application for a Building Certificate**

**Property: 55 TASMAN ROAD 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: BC0061/15**  
**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: **55 TASMAN ROAD AVALON BEACH NSW 2107**

Nearest Cross Street: **North Avalon Road** Side of Street: **Eastern**

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

Description: **A sole occupancy brick & clad cottage with a tile roof together with a covered rear deck, covered front terrace and attached carport.**

Date of Inspection: **24/09/2015**

Owner: **BRENT LETHBRIDGE & KATE E LETHBRIDGE**

Legal Description of Land: **Lot C DP 414306**

**SCHEDULE**

The following written information was used by the Council in deciding to issue this certificate:  
**Survey report prepared by Bee & Lethbridge, dated 17/09/2015, Ref No 19309.**

Dated **28/09/2015**

Mark Ferguson  
**GENERAL MANAGER**

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per:

Applicant's Name: **BRENT LETHBRIDGE, 55 TASMAN ROAD AVALON BEACH NSW 2107**

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.