

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

**Building Certificate No: BC0006/15**

12 February 2015

FRANZ XAVER GROSS  
SEMA MARIA SERICCHI  
67 WHALE BEACH ROAD  
AVALON BEACH NSW 2107

Dear Sir/Madam

**Application for a Building Certificate**

**Property: 67 WHALE BEACH 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: BC0006/15**  
**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: **67 WHALE BEACH ROAD AVALON BEACH NSW 2107**

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

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

Description: **Storeroom to the lower ground floor of a secondary dwelling at the rear of the allotment**

Date of Inspection: **10/02/2015** Owner: **FRANZ X GROSS & SEMA M SERICCHI**

Legal Description of Land: **Lot 155 DP 17189**

**SCHEDULE**

The following written information was used by the Council in deciding to issue this certificate:  
**Survey report prepared by DP Surveying, dated 13/09/2010, Ref No 740 and report by Jack Hodgson Consultants Pty Ltd dated 1/4/09 Ref VS 24367.**

Dated **12/02/2015**

Mark Ferguson  
**GENERAL MANAGER**

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per:

Applicant's Name: **FRANZ XAVER GROSS**  
**SEMA MARIA SERICCHI, 67 WHALE BEACH ROAD AVALON BEACH NSW 2107**  
**67 WHALE BEACH 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.