



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

Building Certificate No: **BC0073/06**

17 July 2006

ELLIOTT MARTIN RYAN
6 MONTEREY ROAD
BILGOLA PLATEAU NSW 2107

Dear Sir/Madam

Application for a Building Certificate

Property: 6 MONTEREY ROAD BILGOLA PLATEAU NSW 2107

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

Yours faithfully

Wal Dover
DEVELOPMENT OFFICER



BUILDING CERTIFICATE NO: BC0073/06

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: **6 MONTEREY ROAD BILGOLA PLATEAU NSW 2107**

Nearest Cross Street: **Kanimbla Crescent** Side of Street: **North**

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

Description: **Windows in the first floor northern and western elevations and retaining walls and fill in the rear yard area**

Date of Inspection: **13/07/2006** Owner: **E M RYAN**


Legal Description of Land: **Lot 55 DP 28862**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by John Richards Surveyor, dated 5/05/2006, Ref No 6 Monterey Road.

Dated **17/07/2006**

Mark Ferguson
GENERAL MANAGER

per: 

Applicant's Name: **ELLIOTT MARTIN RYAN, 6 MONTEREY ROAD BILGOLA PLATEAU 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.

BUILDING CERTIFICATE REPORT

BUILDING CERTIFICATE NO: 0073/06

Street Name: Monterey Rd. Bil. Plat.

House No: 6

Nearest Cross Street: KANIMBLA CR

Side of Street: NORTH

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

WHOLE

OR

PART

(circle one)

Description of Buildings: Windows in the first floor
northern & western elevations and
retaining walls & fill in the rear
yard area.

Date of Inspection: 13/7/06.

Owner's Name: _____

Lot No: 55 Section (if applicable) _____ DP: 28862

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

SURVEY REPORT/CERTIFICATE PREPARED BY:

JOHN RICHARDS SURVEYOR

Ref No: 6 MONTEREY RD. DATED: 5/5/06.

Council File No: _____

Building/Development Approval No _____

Occupation Certificate (No(s)) _____

IS THIS TO BE REFERRED TO COMPLIANCE FOR A SWIMMING POOL NOTICE?

YES ☒

(wendi/liz/kate If no please delete reference to pool on first page)

INSPECTOR [Signature]

DATE 13/7/06

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, VWC and laundry provisions

Floor area: – condition of floor timbers, piers, ant caps, settlement or cracks

SITE INSPECTION REPORT

Structure &
works as
described.
OK to issue
B.C

Allen 17/06

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: _____