



Business Hours:  
8.00am to 6.00pm, Monday to Thursday  
8.00am to 5.00pm, Friday

Building Certificate No: **BC0240/04**

27 January 2005

BRIAN HAMPTON  
PO BOX 747  
NEWPORT NSW 2106

Dear Sir/Madam

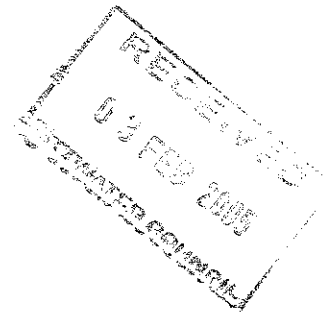
**Application for a Building Certificate**

**Property: 47 ATTUNGA ROAD NEWPORT NSW 2106**

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

Yours faithfully

Wal Dover  
**DEVELOPMENT OFFICER**





**BUILDING CERTIFICATE NO: BC0240/04**

**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: **47 ATTUNGA ROAD NEWPORT NSW 2106**

Nearest Cross Street: **Barrenjoey Road** Side of Street: **South**

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

Description: **A two storey sole occupancy rendered and timber clad dwelling with a metal roof together with a detached double carport.**

Date of Inspection: **24/01/2005** Owner: **B C HAMPTON & A J HAMPTON**


Legal Description of Land: **Lot 108 DP 752046**

**SCHEDULE**

The following written information was used by the Council in deciding to issue this certificate:  
**Survey report prepared by J B Richards, dated 27/12/2004, Ref No 47 Attunga Road, Newport.**

Dated **27/01/2005**

Angus Gordon  
GENERAL MANAGER

per: 

Applicant's Name: **BRIAN HAMPTON, PO BOX 747 NEWPORT NSW 2106**

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: 0240/04

Street Name: ATTUNGA RD ~~NEWPORT~~ NEWPORT

House No: 47

Nearest Cross Street: BARRENJOEY RD ~~NEWPORT~~

Side of Street: SOUTH

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

WHOLE

OR

PART

(circle one)

Description of Buildings: a two storey sole occupancy  
rendered & timber clad dwelling with  
a metal roof and together with a detached  
Date of Inspection: 24/1/05 double carport

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

Lot No: 108 Section (if applicable) \_\_\_\_\_ DP: 752046

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

SURVEY REPORT/CERTIFICATE PREPARED BY:

J. B. RICHARDS

Ref No: 47 ATTUNGA RD DATED: 17/12/04  
NEWPORT

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

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

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

IS THIS TO BE REFERRED TO COMPLIANCE FOR A SWIMMING POOL NOTICE?  
YES  (wendy/liz/kate) if no please delete reference to pool on first page

INSPECTOR [Signature] DATE 25/1/05

**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

— SUREFIRE —

**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

N/A

**SITE INSPECTION REPORT**

New dwelling completed in accordance with approved detail – component certifications submitted in respect of various trades

ok to issue B.C

Allen 25/1/05

**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: \_\_\_\_\_ 25/1/05