



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

Building Certificate No: **BC0151/05**

29 September 2005

STEPHANIE BERYL SCARF
7 BUSHRANGERS HILL
NEWPORT NSW 2106

Dear Sir/Madam

Application for a Building Certificate

Property: 7 BUSHRANGERS HILL NEWPORT NSW 2106

Your Reference:

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

However, Council's inspection of the premises determined that the swimming pool/pool area does not conform with the requirements of the Swimming Pool Act.

In regard to the pool the matter has been referred to Council's Compliance Business Unit which will initiate the Statutory Orders Process as is required under the terms of the Act.

Yours faithfully

Wal Dover
DEVELOPMENT OFFICER



BUILDING CERTIFICATE NO: BC0151/05

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: **7 BUSHRANGERS HILL NEWPORT NSW 2106**

Nearest Cross Street: **Walworth** Side of Street: **South**

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

Description: **A two storey sole occupancy brick dwelling with a tile roof together with brick garages with a tile roof and a tennis court with a garage under at the northern end. (Note: A swimming pool is excluded from this certificate)**

Date of Inspection: **27/09/2005** Owner: **S B SCARF**


Legal Description of Land: **Lot 1 DP 634714**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by Byrne & Associates Pty Ltd, dated 06/02/2004, Ref No 7928.

Dated **29/09/2005**

Mark Ferguson
GENERAL MANAGER

per: 

Applicant's Name: **STEPHANIE BERYL SCARF, 7 BUSHRANGERS HILL 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: 0151/05

Street Name: BUSHRANGERS HILL

House No: 7

Nearest Cross Street: WALWORTH

Side of Street: SOUTH

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

WHOLE OR PART (circle one)

Description of Buildings: a two storey sole occupancy
brick dwelling with a tile roof together
with brick garages with a tile roof and a
tennis court with a garage under at the
Date of Inspection: 27/9/05 northern end

Owner's Name: _____ (NOTE: a swimming pool is excluded from this certificate)

Lot No: 1 Section (if applicable) _____ DP: 634714

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

SURVEY REPORT/CERTIFICATE PREPARED BY:

BYRNE & ASSOC P/L

Ref No: 7928 DATED: 6/2/04

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 29/9/05

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

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~~
- ~~✓ On-site drainage~~
- Swimming pool - water quality/structure
- X Swimming pool fencing
- Swimming pool – filter motors (noise) retaining walls

fencing notice
req'd.

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

Premises as described
all in good
condition

(Pool fencing &
gate need to
be brought up
to standard).

OK to issue B.C.
re dwelling, tennis
court & garages.

Allen 29/9/05

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: _____