

NORTHERN BEACHES COUNCIL



Application for Building Certificate

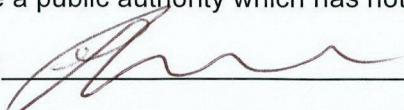
Environmental Planning & Assessment Act, 1979 (as amended)

Section 149A, B, C, D

Effective from 1/7/16 till 30/6/17

Office Use – BC No: BC0120/16

Please Note: Details provided on this form and documents provided will be made public both at Councils Office and via Application Tracking on Councils website. The information will be kept by Council and will be disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting Council.

Property Description	
Number: <u>27</u>	Street: <u>KEVIN AVENUE</u>
Suburb: <u>AVALON BEACH NSW 2107</u>	
Lot: <u>11</u>	DP: <u>12435</u>
Applicant	
Applicants Name: <u>BETHANY DU</u>	
Postal Address: <u>Colin Bygones & Paisley Lawyers,</u> <u>GPO BOX 214</u>	
Suburb: <u>SYDNEY NSW</u>	Postcode: <u>2000</u>
Phone (02) <u>8281 4555</u>	Daytime Contact No (02) <u>8281 4478</u>
Mobile () _____	Fax () _____
Email: <u>bethany.du@cbp.com.au</u>	
You can apply for a building Certificate if you are: (Please tick the appropriate box)	
<input type="checkbox"/> I am the owner of the building	
<input type="checkbox"/> I have the owners consent to lodge this application (see below)	
<input type="checkbox"/> I am the purchaser under a contract for the sale of the property	
<input checked="" type="checkbox"/> I am the owner's or purchasers solicitor or agent	
<input type="checkbox"/> We are a public authority which has notified the owner of its intention to apply for the certificate	
Signature: 	Date: <u>3/11/16</u>
For access to the building please contact: <u>Suzanne Jensen</u>	
Phone: <u>9690 9371</u>	Mobile: <u>0417 022 544</u>

Owners' Consent

Owner/s Name/s: _____

Postal Address: _____

Suburb: _____ Postcode: _____

Phone () _____ Mobile () _____

Email: _____

I/We consent to the lodgement of this application and permit Council authorised personnel to enter the site for the purpose of inspections:

Signature: _____

Certificate Type Whole Property Whole Building i.e: _____ Part Building i.e _____ Pool , Fencing & Access _____ Unauthorised works _____**Processing Fees**

Fee Description	Detail	Code	Fee
Class 1 & 10 (& class 2 buildings with only 2 dwellings)	\$250	FHEA	X
Class 2-9 buildings - floor area less than 200m ²	\$250	FHEA	
Class 2-9 buildings - floor area > 200m ² to 2000 m ²	\$250 + \$0.50 per m ² > 200 m ²	FHEA	
Class 2-9 buildings - floor area > 2000m ²	\$1165 + \$0.75 per m ² > 2000 m ²	FHEA	
For unauthorised works, one of the above certificate fees will apply in addition to the following:			
Development Application, Construction Certificate and Notification fees OR CDC fees apply based on the cost of works	\$860	FHEA	
Notification (required for unapproved works)	\$280	TADV	

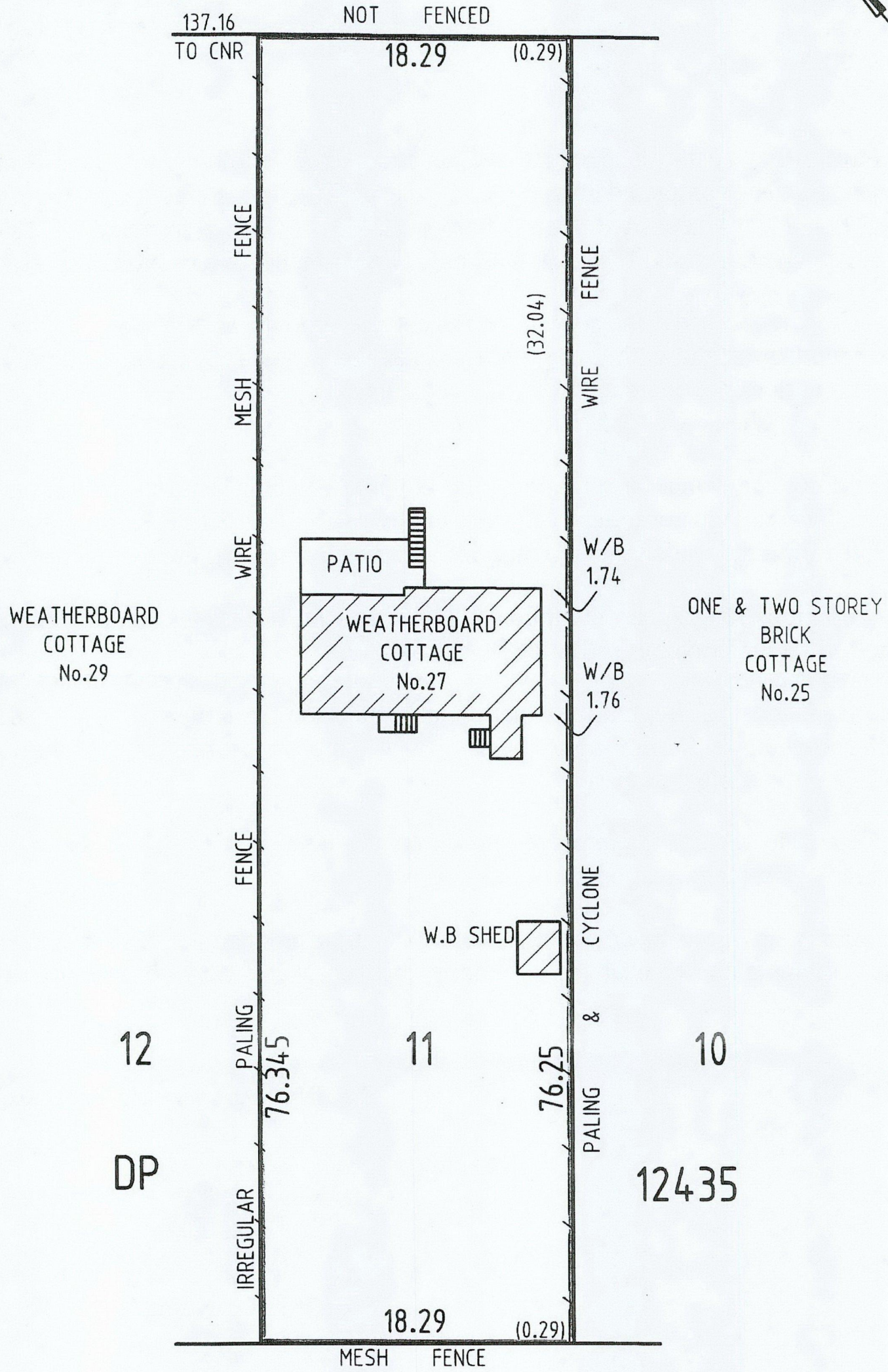
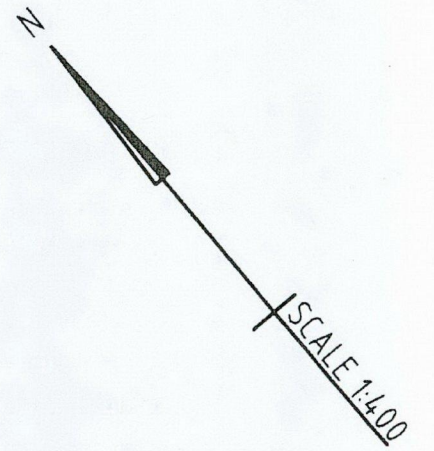
Accompanying Information to be submitted with Application		
Checklist	Documents Required	Office Use
	A detailed survey prepared by a Registered Surveyor clearly showing the location of the structures and/or works on the site. The date of the survey is irrelevant in so far as the information contained therein is still current.	
	Where the property is identified on either Councils Geotechnical Risk Management Map 2003 and/or Costal Hazard map 97-003 as being Bluff Management Areas A geotechnical Engineers report prepared in accordance with Councils Interim Geotechnical Risk management policy is to be provided, together with completed form 4 pursuant to that policy	
When this application relates to unapproved structures or works the following information is required:		
	A detailed survey prepared by a Registered Surveyor clearly showing the site & location of the structures on the property and any nearby structures on adjacent properties together with floor levels, finish surface levels and the like.	
	1 set of Works as constructed plans. These plans should be prepared by a suitably qualified professional e.g. Architect/Draftsman and clearly annotate the unapproved structures and/or works as to their compliance with the relevant Council Development controls.	
	12 x A4 reduced copies of works as constructed plans for neighbour notification.	
	Certification as to the structural adequacy of the structures and/or works as built. <ul style="list-style-type: none"> all built structures will require certification as to their structural integrity by a qualified Structural Engineer, all earthworks and foundations will require certification by a qualified & experienced Engineer as to their adequacy. 	
	Where the property is identified on either Councils Geotechnical Risk Management Map 2003 and/or Costal Hazard map 97-003 as being Bluff Management Areas A geotechnical Engineers report prepared in accordance with Councils Interim Geotechnical Risk management policy is to be provided, together with completed form 4 pursuant to that policy	
	Certificate by an appropriately qualified person that the structures and/or works comply with the Building Code of Australia and appropriate Australian Standards.	
	Council may require additional information to enable appropriate assessment and determination of the Building Certificate.	
Office Use		
Receipt No: <u>404116</u> Date: <u>17/11/16</u>		

Privacy and Personal Information Protection Notice

This information is provided under the Environmental Planning & Assessment Act 1979 voluntarily by the applicant and is collected for the assessment of the application. Failure to provide this information will prevent Council processing your application and may lead to your application being rejected. This information is intended only for Officers of Northern Beaches Council and will be stored in accordance with Northern Beaches Council's compliant Records Management System (ECM) and the State Records Act 1998 (NSW). This information may be accessed by Council Officers or by requests under the Government Information (Public Access) Act 2009 (NSW). You have a right to access your personal information under the Privacy and Personal Information Protection Act 1998 (NSW) by application to Northern Beaches Council and to have that information updated or corrected.

SKETCH

KEVIN AVENUE



.....
(REGISTERED SURVEYOR)

WE, S. J. DIXON SURVEYORS PTY LTD, HEREBY CERTIFY THAT THE SURVEY REPRESENTED IN THIS PLAN WAS MADE BY US IN ACCORDANCE WITH THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.

S. J. DIXON SURVEYORS PTY LTD

A.B.N. 21 160 591 275
SUITE 16, 17 SURF ROAD, CRONULLA 2230
P.O. BOX 59, CRONULLA 2230
PHONE: (02) 9523 3586 FAX: (02) 9523 0409
DX 21108 CRONULLA
EMAIL: sjd@dixonsurvey.com.au

S. J. DIXON B. SURV., M.I.S., AUST.
REGISTERED SURVEYOR

SURVEYOR'S REPORT

**Colin Biggers & Paisley
Lawyers
DX 280 SYDNEY**

**Our Ref: 50571
Your Ref: SHF:1603751**

We have surveyed the land edged red on the sketch adjoining for identification purposes only, being that comprised in the Certificate of Title registered Folio Identifier 11/12435 being Lot 11 in Deposited Plan Number 12435 having a frontage of 18.29 metres to Kevin Avenue at Avalon Beach in the Local Government Area of Northern Beaches.

The survey reveals that the weatherboard cottage, known as Number 27 Kevin Avenue, on brick foundations and with a tiled roof erected thereon, stands wholly within the boundaries thereof and does not encroach upon any adjoining property or street. The same applies to the weatherboard shed erected thereon.

The said cottage stands in relation to the boundaries of the land as shown on the adjoining sketch. The cottage complies with the Local Government Site Requirements as regards the distances from the walls to the boundaries and the clearance of the overhang.

In our opinion, the property complies with the relevant conditions contained in the Covenants created by Transfer Numbers B144628 & C388306.

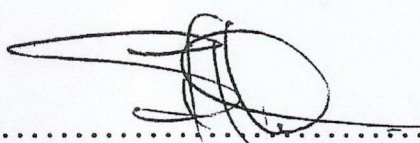
Apart from fencing irregularities, particularly the fencing along the south eastern boundary which stands up to 290mm upon the said land, there are no further apparent encroachments by or upon the subject property.

Full details in relation thereto are shown on the adjoining sketch together with sufficient information for identification purposes.

This survey has been made for identification purposes only. If it is intended to erect any improvements along or near the boundaries of the subject land, those boundaries should be marked.

5 July 2016

S.J. Dixon Surveyors Pty. Ltd.

Per: 
Surveyor registered under the Surveying and
Spatial Information Act, 2002