

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

Building Certificate No: BC0092/15

16 February 2016

HICKEY LAW
LEVEL 8, 65 YORK STREET
SYDNEY NSW 2000

Dear Sir/Madam

Application for a Building Certificate

Property: 3 BEACONSFIELD STREET NEWPORT NSW 2106

Your Reference: MH:JH:15/0905

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

Yours faithfully

Wal Dover
SENIOR BUILDING SURVEYOR

BUILDING CERTIFICATE NO: BC0092/15
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: **3 BEACONSFIELD STREET NEWPORT NSW 2106**

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

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

Description: **A two and three storey sole occupancy brick dwelling with a concrete terrace roof together with attached concrete decks and garage under at the rear of the dwelling.**
Note: (1) Balustrades do not meet present day requirement of the Building Code of Australia and are excluded from this Certificate.
(2) The premises are not to be used for separate occupation without consent of Council

Date of Inspection: **20/01/2016** Owner: **TUMOANA TOKORAGI,
DAVID LIVINGSTONE, CATRINA LIVINGSTONE**

Legal Description of Land: **Lot A DP 397484**
SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by Adam Clerke Surveyors Pty Ltd, dated 9/12/2015, Ref No 20915;
Geotechnical report prepared by Consulting Earth Scientists, dated 21/12/2015, Ref No CES151204-MHL-AB

Dated **16/02/2016**

Mark Ferguson
GENERAL MANAGER

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per:

Applicant's Name: **HICKEY LAW, LEVEL 8, 65 YORK STREET, SYDNEY NSW 2000**

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.