



**Business Hours:**

8.00am to 5.30pm, Monday to Thursday

8.00am to 5.00pm, Friday

**Building Certificate No: BC0076/10**

31 January 2012

PAUL HANDSCOMB  
LISA ANN COLLINS  
12 ILYA AVENUE  
BAYVIEW NSW 2104

Dear Sir/Madam

**Application for a Building Certificate**

**Property: 12 ILYA AVENUE BAYVIEW NSW 2104**

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

Yours faithfully

Wat Dover

**SENIOR BUILDING SURVEYOR**



## BUILDING CERTIFICATE NO: BC0076/10

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: **12 ILYA AVENUE BAYVIEW NSW 2104**

Nearest Cross Street: **Narla Road** Side of Street: **South East**

Classification of Building: **10b** Whole/Part: **Part of Building**

Description: **As built timber decks, stairs and screening located at the rear of the dwelling on the north eastern side of the allotment.**

Date of Inspection: **13/12/2011** Owner: **CALLUM J YOUNG & TALEEN YOUNG**


Legal Description of Land: **Lot 21 DP 27133**

### SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:  
**Survey report prepared by D P Surveying Services dated 23/03/2007 Ref No 1694 and 8/12/10 and Geotechnical and structural adequacy reports by Jack Hodgson Consulting Pty Ltd dated 29/03/11 and 13/12/11 Ref 24486.**

Dated **31/01/2012**

Mark Ferguson  
**GENERAL MANAGER**

per: 

Applicant's Name: **PAUL HANDSCOMB, LISA ANN COLLINS, 12 ILYA AVENUE, BAYVIEW NSW 2104**

### 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

# BUILDING CERTIFICATE REPORT

BUILDING CERTIFICATE NO: 0076/10  
Street Name: Ilya Av, Bayview  
House No: 12  
Nearest Cross Street: Narla Rd  
Side of Street: South east  
Classification of Building (ie 1a, 10b) 10b  
WHOLE OR PART (circle one)  
Description of Buildings: As built timber decks  
stairs & screening located at  
the rear of the dwelling on the  
Date of Inspection: 13/12/11 North eastern side  
Owner's Name: of the allotment  
Lot No: 21 Section (if applicable) \_\_\_\_\_ DP: 27133

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

SURVEY REPORT/CERTIFICATE PREPARED BY:

DP Surveying Services  
Ref No: 1694 DATED: 27/3/07 and 8/12/10  
Council File No: \_\_\_\_\_ and geotechnical and  
Building/Development Approval No \_\_\_\_\_ structural adequacy  
Occupation Certificate (No(s)) \_\_\_\_\_ reports by Jack Hodgson  
consulting P/L dated 29/3/11  
and 13/12/11 ref. VS 24486

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 30/1/12



## 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

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

### **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: \_\_\_\_\_

### **SITE INSPECTION REPORT**

Rebuilt decks  
adjoining  
pool at the  
rear of lot.  
See structural  
certification  
re adequacy  
of structure.  
OK to issue  
BC

timber decks.

30/1/12