

Manly Council



Council Offices
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Manly NSW 2095

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ABN 43 662 868 065

Reference: 180711 BC16/11 CG Admin RL
Enquiries: Landuse & Sustainability

Mr Behzad Ahmadi
6 Clontarf Street
CLONTARF NSW 2093

Dear Sir

RE: Building Certificate No. 16/11/2011BC
Issued under the
Environmental Planning and Assessment Act 1979, Section 149D

Manly Council certifies that, in relation to the building or part of the building identified below:

- (a) there is no matter discernible by the exercise of reasonable care and skill that would entitle the Council, under the *Environmental Planning and Assessment Act 1979* or the *Local Government Act 1993*;
 - (i) to order the building to be demolished, altered, added to or rebuilt, or
 - (ii) to take proceedings for an order or injunction requiring the building to be demolished, altered, added to or rebuilt, or
 - (iii) to take proceedings in relation to any encroachment by the building onto land vested in or under the control of the Council, or
- (b) there is such a matter but, in the circumstances, the Council does not propose to make any such order or take any such proceedings.

IDENTIFICATION OF BUILDING

Location

Street: Clontarf Street
Side of street: East
Nearest cross street: Callicoma Road
House No: 6

Particulars

Classification of building: 1a
Description of part (where applicable): **Part** – Storage area on ground floor of the dwelling including windows.
Owner: Behzad Ahmadi

CLEANER HEALTHIER HAPPIER

Manly Council Supports Smoke Free Zones

www.smokefreecouncils.com.au

Date of inspection of building or part: 13/07/2011

Subject Land

Lot or Portion No.: 3
Section: Not applicable
Deposited Plan: 134651
Lease No. and type of holding (if Crown land): Not applicable
District, town or village: Seaforth
County: Cumberland Parish: Manly Cove

SCHEDULE

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

1. Statement of Impact supplied by B Ahmadi (Ref DA379/07) dated 020511.
2. DA379/07

Dated this 18th day of July, 2011.

With reference to your application dated 02/05/2011 for a Building Certificate, this Certificate has been determined under delegations granted by the General Manager pursuant to the Local Government Act.

Yours faithfully

Date: 21/11th



Stephen Clements
Executive Manager
Environmental Services Division

Fee: \$330.00 Receipt No.: 771649 Date: 02/05/2011
Applicant's name and address: Mr Behzad Ahmadi
6 Clontarf Street
CLONTARF NSW 2093

Notes

This Certificate operates to prevent the Council:

- (a) from making an order (or taking proceedings for the making of an order or injunction) under the *Environmental Planning and Assessment Act 1979* or the *Local Government Act 1993* requiring the building to be repaired, demolished, altered, added to or rebuilt, and
- (b) from taking proceedings in relation to any encroachment by the building onto land vested in or under the control of the Council.

in relation to matters existing before the date of issue of this Certificate.

This Certificate operates to prevent the Council, for a period of 7 years from the date of issue of this Certificate:

- (a) from making an order (or taking proceedings for the making of an order or injunction) under the *Environmental Planning and Assessment Act 1979* or the *Local Government Act 1993* requiring the building to be repaired, demolished, altered, added to or rebuilt, and
- (b) from taking proceedings in relation to any encroachment by the building onto land vested in or under the control of the Council.

in relation to matters arising only from the deterioration of the building as a result solely of fair wear and tear.

However, this Certificate does not operate to prevent the Council:

- (a) from making order No. 6 in the Table to Section 121B of the *Environmental Planning and Assessment Act 1979*, or
 - (b) from taking proceedings against any person under Section 125 of the *Environmental Planning and Assessment Act 1979* with respect to that person's failure:
 - (i) to obtain a development consent with respect to the erection or use of the building, or
 - (ii) to comply with the conditions of a development consent.
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