

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

Building Certificate No: BC0058/15

15 December 2015

PETER DOWNES DESIGNS
77 RIVIERA AVENUE
AVALON BEACH NSW 2107

Dear Sir/Madam

Application for a Building Certificate

Property: 129 RIVERVIEW ROAD AVALON BEACH NSW 2107

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

Yours faithfully

Wal Dover
SENIOR BUILDING SURVEYOR

BUILDING CERTIFICATE NO: BC0058/15
UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE PITTVATER 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: **129 RIVERVIEW ROAD AVALON BEACH NSW 2107**

Nearest Cross Street: **Paradise Avenue** Side of Street: **Western**

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

Description: **Multi-level additions and alterations as shown on drawings A2/0908/02D – A2/0908/08D and drawing A2/0908/04C by Peter Downes Architect and approved under Development Consent N0269/09.**

Date of Inspection: Owner: **RIVERVIEW PROPERTY HOLDINGS PTY LTD**

Legal Description of Land: **Lot 100 DP 1196629**

SCHEDULE

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

Survey report prepared by Richards & Loftus Surveyors, dated July 2015, Ref No 649 (C); various structural certifications by Neilly Davies Structural Engineers dated 6/11/12, smoke alarm compliance certificate dated 18/12/10 and certification of wet area waterproofing dated 24/1/11.

Dated **15/12/2015**

Mark Ferguson
GENERAL MANAGER

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per:

Applicant's Name: **PETER DOWNES DESIGNS, 77 RIVIERA AVENUE AVALON BEACH 2107**

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.