

Manly Council



Reference: 060611 BC39/10 CG Admin RL
Enquiries: Landuse and Sustainability

Absolute Design Group Pty Ltd
26 Lewis Street
BUNNYRIGG HEIGHTS NSW 2177

Council Offices
1 Belgrave Street
Manly NSW 2095

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General Manager
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ABN 43 662 868 065

Dear Sirs,

RE: Building Certificate No. BC39.10.11
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: The Corso
Side of street: West
Nearest cross street: North Steyne
House No: 75

Particulars

Classification of building:
Description of part (where applicable): Alterations and additions on the Ground floor level, First floor level & Second Floor level of the Steyne Hotel building.
Owner: Steyne Hotel Proprietors Pty Ltd

CLEANER HEALTHIER HAPPIER

Date of inspection of building or part: 31 May 2011

Subject Land

Lot No.: 100

Section: Not applicable

Deposited Plan: 1069144

Lease No. and type of holding (if Crown land): Not applicable

District, town or village: Manly

County: Cumberland Parish: Manly Cove

SCHEDULE

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

1. Structural Certificate by Cardno Pty Ltd dated 17 May11.
2. Glazing Certificate by Vision 3 Window Systems Pty Ltd dated 13 May 2011.

Dated this 6th day of June, 2011.

With reference to your application dated 18 Mar 11 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:

8/6/11



Stephen Clements
Executive Manager
Environmental Services Division

Fee: \$550.00 Receipt No.: 746474 Date: 20/12/10
Applicant's name and address: Absolute Design Group Pty Ltd
26 Lewis Street
BUNNYRIGG HEIGHTS NSW 2177

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.