

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

Building Certificate No: BC0073/15

5 April 2016

TURNBULL PLANNING INTERNATIONAL PTY LTD
2301/4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Dear Sir/Madam

Application for a Building Certificate

Property: 111A ORCHARD STREET WARRIEWOOD NSW 2102

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

Yours faithfully

Wal Dover
SENIOR BUILDING SURVEYOR

BUILDING CERTIFICATE NO: BC0073/15
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: **111A ORCHARD STREET WARRIEWOOD NSW 2102**

Nearest Cross Street: **Mahogany Boulevard** Side of Street: **Western**

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

Description: **a two storey sole occupancy brick dwelling with a tile roof and attached double garage together with a first floor timber deck and pergola, ground level timber deck, pathway and steps, a concrete car stand and in-ground pool**

Date of Inspection: **1/12/2015** Owner: **RICHARD J C SCOTT & HELEN M SCOTT**

Legal Description of Land: **Lot 1 DP 715324**
SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by Usher & Co Surveyors, dated 22/06/2015, Ref No 5566; report by Jack Hodgson Consultants Pty Ltd dated 10/6/15 Ref MQ 30079; and structural certification by Northern Beaches Consulting Engineers Pty Ltd dated 18/3/16 Ref 150966.

Dated **5/04/2016**

Mark Ferguson
GENERAL MANAGER

.....
per:

Applicant's Name: **TURNBULL PLANNING INTERNATIONAL PTY LTD**
2301/4 DAYDREAM STREET WARRIEWOOD NSW 2102

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.