



GUARANTEED ♦ QUICK ♦ COMPREHENSIVE



Building File Report

10 Smith Street, Smith Town

ACT

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Compliance Report

This compliance report is based on a thorough and careful visual inspection of accessible areas of the property and building file documents. This information is current at the date of inspection only. This compliance report is provided to determine the possible presence of unapproved works. This is purely a comparison of the property with the plans and documentation available for viewing at Eurobodalla Shire Council Offices. This compliance report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law.

Address: 10 Smith Street, Smith Town

As requested, an inspection of the Eurobodalla Council records was carried out for **Lot DP of Smith Street, Smith Town** on the 18th April 2008. The information below is based on documentation viewed at Eurobodalla Shire Council.

Building File Detail

1/10/66

Development Application lodged for additions.

27/10/66

Development Consent issued No 290.66 for additions.

27/10/66

Construction Certificate issued No 290.66 for additions.

13/11/74

Development Application lodged for garage.

22/11/74

Development Consent issued No 725.74 for garage.

22/11/74

Construction Certificate issued No 725.74 for garage.

20/7/93

Application lodged for Building Certificate.

23/7/93

Building Certificate issued No 262.93 for Development No 290.66 and No 725.74.

21/11/95

Development Application lodged for carport.

4/2/96

Development Consent issued No 414.96 for carport.

4/2/96

Construction Certificate issued No 414.96 for carport.

17/9/02

Development Application lodged for pool.

14/10/02

Development Consent issued No 5185.03 for pool.

14/10/02

Construction Certificate issued No 5185.03 for pool.

Sample Only

Photo Portfolio

North Elevation



South Elevation



East Elevation



West Elevation



Garage



Front Carport



Pool



Deck and Dining Area



Summary:

Based on the detail viewed on the building file at Eurobodalla Shire Council there are a number of discrepancies and not all structures appear to be approved.

There are no documents or approvals available for the original dwelling in the building file due to the age of the property.

Final approval for development application No 5185.30 have not been issued therefore this structure is not approved.

The original rear deck has been converted to a dining area and this requires approval.

A bay window has been added to the kitchen area without development consent or approval. This alteration requires approval.

The timber deck to the rear of the dwelling does not require approval under Schedule 1 - Exempt Development.

The carport development application No. 414.96 has not been constructed.

Given the number of discrepancies in relation to this property it is recommended that a request be made to council for the issue of a building certificate.



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Sample Only