



Building Compliance Report

4 Smith Place
Smithtown NSW/ACT

NSW Building 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 and does not include assessment of plumbing and electrical works.

Address: 10 Smith Street, Smithtown

As requested, an inspection of the Eurobodalla Shire Council records was carried out for **Lot 000 DP11111 of Smithtown** on 28.01.16 . The information below is based on documentation viewed at Smithtown Shire Council.

Building File Detail

Building Application No.	Date	Building Permit Issued No.	Date	Final Issued	Date	Description of Works
224/71	10/06/71	224/71	17/06/71	Not Issued	-	Dwelling & workshop
715/77	04/11/77	705/77	25/11/77	Yes	04/08/81	Garage
845/81	03/09/81	845/81	28/09/81	Yes	29/06/92	Additions & Alterations (Carport, Bathroom, Enclosed decks & Sewing Room)
1180/91	07/11/91	1180/91	26/11/91	Yes	29/06/92	Additions & Alterations (Laundry)

Photo Portfolio



Summary:

Generally the structures on the property are approved by council. There are a few discrepancies and these are noted below.

The original dwelling was approved for construction and a building permit was issued. A frame inspection was completed for the original dwelling on 16th April 1973; however there is no record of a final inspection.

The studio/workshop to the rear of the property is approved as a workshop only and is not approved for occupation.

Sections of walls appear to have been removed to create open access to the eastern enclosed verandah (utility room). As these are structural changes approval should be obtained.

The bathroom area has been modified and approval should be obtained.

The carport has been enclosed and this enclosure is not approved and approval should be obtained.

The ramps to the rear of the dwelling do not require approval.

The pergola/verandah structure to the rear of the dwelling does not require approval.

The deck to the studio/workshop does not require approval.

The installation of a new kitchen does not require approval.



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