



Our Reference: BC/23/2025  
Contact: Sailesh Narayan  
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CORONA PROJECTS PTY LTD  
SUITE 106/35 Spring Street  
BONDI JUNCTION NSW 2022

6 November 2025

## BUILDING INFORMATION CERTIFICATE NOTICE OF DETERMINATION

Issued under the Environmental Planning and Assessment Act 1979,  
Section 6.25 & 6.26

**Building Certificate No:** BC/23/2025  
**Property Address:** LOT 1 DP 243598, 30 Ferndale Close,  
CONSTITUTION HILL NSW 2145  
**Owner** Mr K F Leung and Ms P Zhou and M E F Q B  
Giffney and L Giffney  
**Applicant Name** CORONA PROJECTS PTY LTD  
**Applicant Address** SUITE 106/35 Spring Street  
BONDI JUNCTION NSW 2022  
**Whole or Part** Whole  
**Description** Review unauthorised work - Retaining walls at  
the rear of No. 3 Saxon Place and retaining  
walls adjacent to the southern boundary on-site  
**Determination** APPROVED  
**Determination Date** 4 November 2025  
**Date of Final Inspection** 3 July 2025  
**Building Classification** Class 10b

### SCHEDULE

The following written information was used by Council in deciding to issue this Certificate:-

Details	Date
Survey Plan provided by Altitude Survey	25/11/2024
Sydney Water Approval for the Retaining Walls, Application number: 2077515	08/07/2025
Structural Adequacy Certificate provided by Residential Inspections Consulting Engineers	16/02/2024
Architectural Plan provided by Corona Projects	Feb/2025

**Contact us:**

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<b>Stormwater drainage drawings provided D.T Civil</b>	<b>Issue A 22/07/2025</b>
<b>Consent from owners of 3 Saxon Place, Constitution Hill for encouragement of the retaining wall</b>	<b>31/01/2025</b>

**COUNCIL CERTIFIES THAT:-**

- (1) 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 repaired, 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,
- (b) There is such a matter but, in the circumstances, the council does not propose to take any such order or take any such proceedings.
- (2) A building information certificate is a certificate that states that the council will not make an order or take proceedings referred to in subsections (3) and (4).
- (3) A building information certificate operates to prevent the council:
- (a) from making an order (or taking proceedings for the making of an order or injunction) under this Act or the *Local Government Act 1993* requiring the building to be repaired, demolished, altered, added to or rebuilt, and
- (b) from taking civil 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 or occurring before the date of issue of the certificate.
- (4) A building information certificate operates to prevent the council, for a period of 7 years from the date of issue of the certificate:
- (a) from making an order (or taking proceedings for the making of an order or injunction) under this Act or the *Local Government Act 1993* requiring the building to be repaired, demolished, altered, added to or rebuilt, and
- (b) from taking civil 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.

- (5) However, a building information certificate does not operate to prevent a council from making a development control order that is a fire safety order or a building product rectification order (within the meaning of the [Building Products \(Safety\) Act 2017](#)).
- (6) An order or proceeding that is made or taken in contravention of this section is of no effect.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sailesh Narayan', written in a cursive style.

Sailesh Narayan  
**Senior Building Surveyor**  
**Parra Certification**