

BUILDING CERTIFICATE INFORMATION

(OFFICE USE ONLY)

S149A



PAGE

CASHIER CODE FHEA

FEE \$210.

RECEIPT NO.

219628.

DATE

26/7/07.

WORD PROCESSING

PROPERTY ADDRESS**BC** 0132107

NO. 52

STREET WARRABA. ROAD

Property No:

SUBURB

Nth NARRABEEN.

RECORDS

FILES

OFFICER: _____

PRE-DATAWORKS

Y

DA/BA

Y

FILE:

OFFICER:

GRR / ATTACHED / MFC

FILE:

OFFICER:

GRR / ATTACHED / MFC

REGISTRATION STAMP

ASSISTANT DEVELOPMENT OFFICER

FEE OK

SURVEY DATE

10/7/07.

GEOTECH REPORT: REQUIRED

PROVIDED

MICROFICHE

ATTACHED

N/A

ALL FILES & MFC ATTACHED YES / NO OTHER:

PROPERTY
ACCESS

OWNER / REAL ESTATE / OTHER

CONTACT: ROWAN SARGESON. PHONE: 0415 237 636.

DEVELOPMENT OFFICER

NOTES

OFFICER:

Daphne



PITTWATER COUNCIL

APPLICATION FOR BUILDING CERTIFICATE Environmental Planning & Assessment Act, 1979 (as amended) Section 149A, B, C, D

APPLICANT

Applicants Name: Rowan Sargeson
Postal Address: PO Box ~~1158~~ 1736
Suburb: NOOSA HEADS QLD Postcode: 4567
Phone (07) 5474 9999 Daytime Contact No () _____
Mobile () 0415 237636 Fax () _____
Email: ksandrs@bigpond.net.au

You can apply for a Building Certificate if you are:
(Please tick appropriate box)

- ☒ I am the owner of the building
- ☐ I have the owners consent to lodge this application(see below)
- ☐ I am the purchaser under a contract for the sale of the property
- ☐ I am the owner's or purchasers solicitor or agent
- ☐ We are a public authority which has notified the owner of its intention to apply for the certificate

Signature R. Sargeson Date 26/07/07

For access to the building please contact: Rowan Sargeson

Ph: _____ Mobile: 0415 237636

Would you like to collect the certificate or would you like Council to post it? Post

PROPERTY DESCRIPTION

Street Number: 62 Street Name: Warraba Rd
Suburb: Narrabeen
Lot Number: 1 DP Number: 1005672 Section: _____

ACCOMPANYING INFORMATION TO BE SUBMITTED WITH APPLICATION		
Applicant Checklist	Document's - Required for a Building Certificate	Office Use Received
✓	A detailed survey prepared by a Registered Surveyor clearly showing the location of the structures and/or works on the site. The date of the survey is irrelevant in so far as the information contained therein is still current.	
	<p>A Geotechnical Engineers Report prepared in accordance with Council's Interim Geotechnical Risk Management Policy is to be provided, together with completed form 4 & 4a pursuant to that Policy</p> <p>Is required where the property is:</p> <p>Land identified on Pittwater Council's Geotechnical Risk Management Map 2003 as being areas subject to Pittwater Council's Geotechnical Risk Management Policy</p> <p>or</p> <p>Land identified on Pittwater Council's Coastal Hazard Map 96-080 as being Bluff Management Areas</p>	
Where the Certificate Application relates to unapproved structures or works the following additional information is to be provided:		
	A detailed survey prepared by a Registered Surveyor clearly showing the site of location of the structures and/or works in relation to the existing structures on the property and any nearby structures on adjacent properties together with floor levels, finish surface levels and the like. (A detail and contour survey as required to accompany Development Applications and outlined on Council's Development Application form will satisfy this requirement).	
	Works as constructed plans. These plans should be prepared by a suitably professional e.g. Architect/Town Planner and clearly annotate the unapproved structures and/or works as well as the existing approved structures and works on the land. These plans should be accompanied by a statement assessing the structures and/or works as to their compliance with the relevant Council's development controls.	
	Certification as to the structural and/or geotechnical adequacy of the structures and/or works as built. All built structures will require certification as to their structural integrity by a qualified Structural Engineer, all earthworks and foundations will require certification by a qualified and experienced Geotechnical Engineer as to their adequacy.	
	Certificate by an appropriately qualified person that the structures and/or works comply with the Building Code of Australia and appropriate Australian Standards.	
Note:	Council may require additional information to enable appropriate assessment and determination of the Building Certificate.	
OFFICE USE		
Cashier Code (FHEA)	Receipt No: <u>219628</u>	Date: <u>26/7/07</u>

BC0132/07.

Our Ref: 2227

Mr Rowan Sargeson
2 Corsair Crescent
SUNRISE BEACH QLD 4567

Date: 10th July 2007

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SURVEY REPORT

Dear Mr Sargeson,

RE: IDENTIFICATION SURVEY

PROPERTY: SARGESON – 62 WARRABA ROAD, NORTH NARRABEEN

Land situated at North Narrabeen in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and having a total frontage of 16.23 metres to Warraba Road with other measurements as shown on the sketch herewith, and being the whole of the land comprised in Computer Folio Identifier 1/1005672 being the whole of the land contained within Lot 1 in Deposited Plan 1005672. Red edging delineates the boundaries of the subject land as shown on the accompanying sketch dated 27th June 2007.

In accordance with your instructions we have surveyed the above described land for identification purposes and for the exclusive use associated with this particular transaction only, noting that if any additional structure is to be erected on the subject land the boundaries should be marked for that purpose. The information in the survey report and sketch should not be used for any other purpose. This survey is based on a Title search dated 26th June 2007.

We have inspected the property and in our opinion;

We find erected upon this land, a fibrous cement and timber cottage, roofed with tiles, together with a timbered deck and concrete driveway retained by concrete walls. The property is known as No.62 Warraba Road, North Narrabeen. The cottage and other improvements stand wholly within the boundaries of the subject land and do not encroach upon any adjoining property or street.

The position of the cottage main walls and other visible improvements relative to the boundaries is shown on the accompanying sketch.

In our opinion, the cottage would have complied with the provisions of the Local Government Act in force at the date of construction with respect to minimum distances of walls and roof overhangs from the boundaries.


Title is held subject to Reservations and Conditions contained within the Crown Grant (s) and there are no apparent Drainage Easements or Covenants noted on the Title affecting the subject land.

The above described land is enclosed by fencing at this date. The position of the fencing materials relative to the boundaries is shown on the accompanying sketch.

It should be noted that no attempt has been made to locate below ground improvements of any nature.

Title dimensions are indicated on the sketch and other than is due to minor fencing irregularities, we find no visible manmade encroachments of note by or upon the subject property at the date of survey.

Yours faithfully,
C.M.S. Surveyors PTY. Limited


Stuart B. McEvoy
Registered Land Surveyor
The Surveying Act 2002

HEAD OFFICE
1/32 Campbell Avenue, DEE WHY NSW 2099
PO Box 463, DEE WHY NSW 2099
Ph: 02 9971 4802 Fax: 02 9971 4822
Email: info@cmssurveyors.com.au

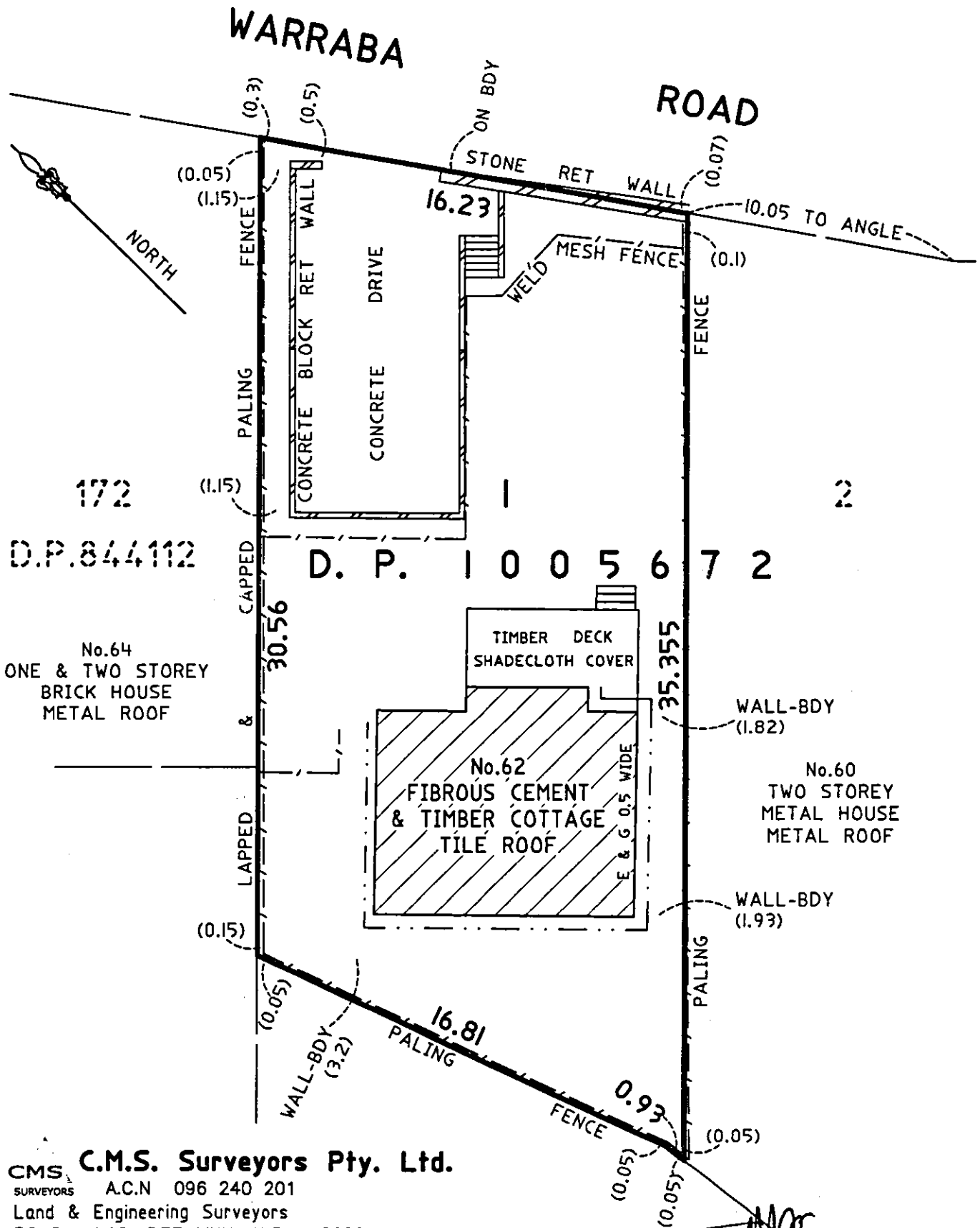
Incorporating
A.C. GILBERT & Co
Suites D & E, 124 Pacific Highway,
ROSEVILLE NSW 2069
Ph: 02 9416 6176 Fax: 02 9416 8068

GUNDAGAI
210 Sheridan Street, GUNDAGAI NSW 2722
PO Box 32, GUNDAGAI NSW 2722
Ph: 02 6944 2043 Fax: 02 6944 2883
Email: gundagai@cmssurveyors.com.au

SKETCH

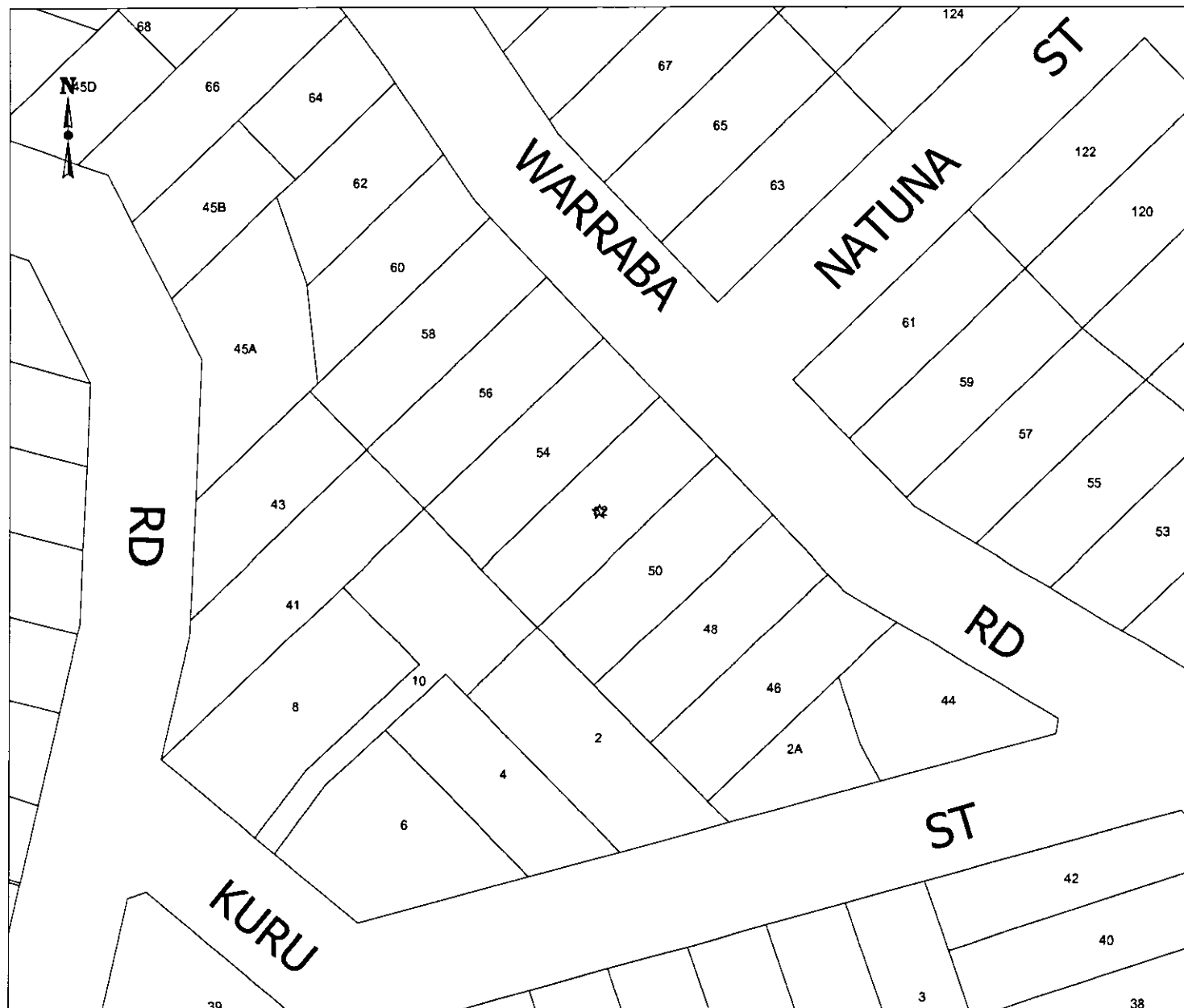
OUR REF: 2227ident
DATE: 27th JUNE 2007
SCALE 1:200 (Do Not Scale)

PAGE: 2 OF 2
THIS IS THE SKETCH REFERRED
TO IN OUR SURVEY REPORT



CMS C.M.S. Surveyors Pty. Ltd.
SURVEYORS A.C.N 096 240 201
Land & Engineering Surveyors
PO Box 463, DEE WHY, N.S.W. 2099.
1/32 Campbell Avenue, DEE WHY N.S.W. 2099
TEL: (02) 9971 4802 FAX: (02) 9971 4822
Email: info@cmssurveyors.com.au

LAND SURVEYOR REGISTERED
UNDER SURVEYING ACT, 2002



Address : 52 WARRABA ROAD NORTH NARRABEEN

Land : 5/3/6555

Zones : 2(a)

DualOccupancy : Area 3-Dual Occ-South-Detached/

OSD_Required : MDCP043

Dcp_P21 : Pittwater 21 DCP

Exempt_Complying_Regions : Region 2

Dcp_15 : Heritage Conservation

Acid_Sulphate_Region : 5

Habitat_Cat_3 : MDCP022

Address : 52