

**BUILDING CERTIFICATE NO: BC0002/08****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 BUILDINGProperty Address: **6 HUNTER STREET NORTH MONA VALE NSW 2103**Nearest Cross Street: **Hunter Street** Side of Street: **Western**Classification of Building: **1a & 10a** Whole/Part: **Whole of Building**Description: **A one and two storey rendered brick sole occupancy dwelling with a tile roof together with a timber cabana**Date of Inspection: **7/01/2008** Owner: **S P VARVARESSOS & K A GERMANO**Legal Description of Land: **Lot 1 DP 243737****SCHEDULE**

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by Adam Clerke Surveyors Pty Ltd, dated 20/12/2007, Ref No 17807; report prepared by Jack Hodgson Consultants Pty Ltd dated 3/1/08 Ref No VT25074.

Dated **9/01/2008**Mark Ferguson
GENERAL MANAGERper: Applicant's Name: **L J HOOKER MONA VALE
C/O- SCOTT RUDGLEY
2/19 BUNGAN STREET MONA VALE NSW 2103****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

ADAM CLERKE SURVEYORS PTY LTD

Incorporating PAUL KEEN & COMPANY

LAND & ENGINEERING SURVEYORS

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P.O.BOX 175, NEWPORT 2106

38 KEVIN AVENUE,

AVALON 2107.

DATE: 20th Dec 2007

REF: 17807

SURVEY REPORT

Stephen Varvaressos & Kimberly Germano
6 Hunter Street North,
MONA VALE. 2103.

In accordance with your instructions we have made a survey of the whole of the land comprised in Computer Folio 1/243737 being Lot 1 in Deposited Plan 243737 situated at Mona Vale in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows:

A one and two storey brick house roofed with tiles and known as No.6 Hunter Street North stands wholly within the boundaries of the subject land together with carport and timber cabana.

The land has a frontage of 39.245 metres to Hunter Street North, the remaining dimensions and position of buildings are shown on the accompanying sketch. The boundaries are edged red.

The frontage is not fenced. Along part of the southern boundary the brick fence stands from 0.08 metres clear to 0.02 metres onto to 0.03 metres clear of the subject land and the fence stands from nil to 0.15 metres clear of the subject land. Along the western boundary the fence stands from nil to 1.2 to 2.55 to 2.1 to 0.3 metres onto of the adjoining land. Along part of the northern boundary the fence stands from 0.7 to 0.6 metres onto the subject land.

The land is affected by conditions contained in covenant No.M533328.

The land is subject to the conditions contained in the restrictions on the use of land created by DP243737.

Subject land has appurtenant Easements to Drain Water over parts of the adjoining lands as created by DP243737.

There are no other visible encroachments by or upon the subject property.



Adam Clerke.

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Adam Clarke

