

PITTWATER COUNCIL

BUILDING CERTIFICATE INFORMATION

(OFFICE USE ONLY)

S149A



☺
PAGE

© CASHIER CODE FHEA

FEE \$70

RECEIPT NO. 108957

DATE 26 / 02 / 03

© WORD PROCESSING

BC 0042/03

PROPERTY ADDRESS

NO. 104B STREET POWDER WORKS SUBURB NORTH NARBABEEN

© RECORDS

FILES

OFFICER: _____ PRE-DATAWORKS **Y** DA/BA **Y**

FILE:
OFFICER:
GRR / ATTACHED / MFC

FILE:
OFFICER:
GRR / ATTACHED / MFC

REGISTRATION STAMP

RECEIVED

28 FEB 2002

PITTWATER COUNCIL

FILE:
OFFICER:
GRR / ATTACHED / MFC

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OFFICER:
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FILE:
OFFICER:
GRR / ATTACHED / MFC

SCAN STAMP

© ASSISTANT DEVELOPMENT OFFICER **CHECK** FEE OK SURVEY DATE _____

MICROFICHE

OFFICER: _____

ATTACHED N/A	ATTACHED N/A	ATTACHED N/A	ATTACHED N/A
ATTACHED N/A	ATTACHED N/A	ATTACHED N/A	ATTACHED N/A

OWNER / REAL ESTATE / OTHER

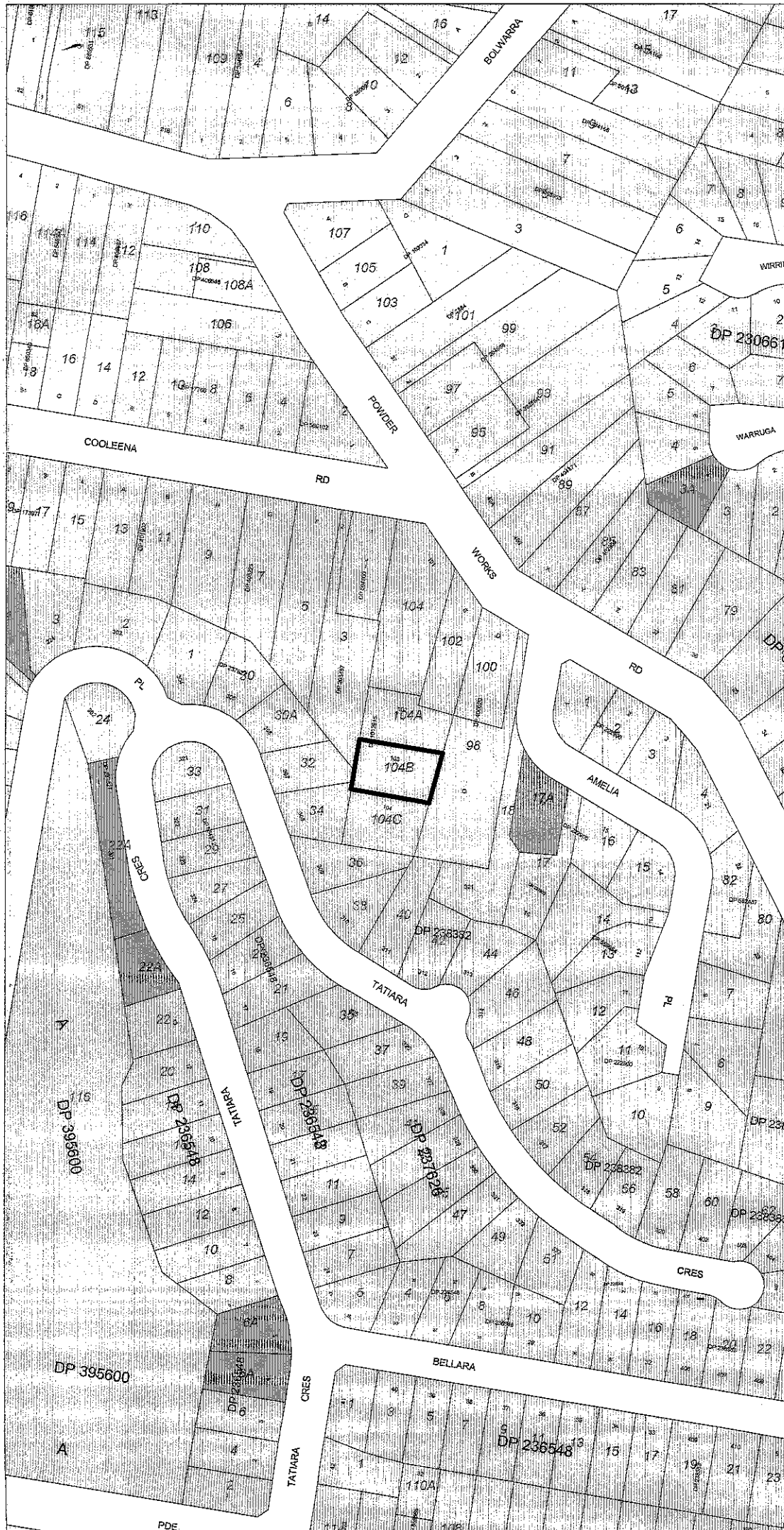
PROPERTY ACCESS CONTACT: _____ PHONE: _____

ALL FILES & MFC ATTACHED YES / NO OTHER:

© DEVELOPMENT OFFICER

NOTES

OFFICER: Mal Rover



Address : 104B POWDERWORK
 Land : 103//1012915
 Zones : 2(a)
 DualOccupancy : Area 1 - Dual Occupanc
 Dcp_22 : E & C Region 1
 Locality_Plan : 18-Elanora & Wimblec
 Slip_Affected : Geotech Report Requir
 Risk_Area : Draft LEP 2000/65 Appl
 Osd : OSD Required
 Species : Refer Core/Fragmentec
 Address : 104B

**104B POWDERWORKS
 NORTH NARRABEEN**



Not to scale
 Refer to ProClaim
 for a complete
 list of controls.

L. J. RICKARD
Solicitor



Liability limited by
the Solicitors Scheme,
approved under the
Professional Standards Act 1994 (NSW)

6/1051-1055 Pacific Hwy
(PO Box 6078)
Pymble NSW 2073

Telephone: 9983 9909
Facsimile: 9983 9896
jrickard@magna.com.au

24 February 2003

Our Ref LJR: AG: 02299

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/Madam,

Re: La Ganza & Lifson proposed purchase
Ppty: 104B Powderworks Road, North Narrabeen
Application for Building Certificate

We act for the purchaser herein. We now enclose herewith the following:

1. Copy of Surveyors Report of Paul Keen & Company dated 1 April 2002
2. Cheque in favour of Pittwater Council for the sum of \$70.00

Would you please provide us with a Building Certificate from the Council at your very earliest convenience.

You may obtain access to the property through the real estate agency Elders Real Estate Mona Vale, attention: Ms Joanne Morrison/ Ms Clare Robinson,
Phone: 9997 1977.

Thank you in anticipation of your assistance.

Yours faithfully

John Rickard
Encl

PAUL KEEN & COMPANY

LAND & ENGINEERING SURVEYORS

P. KEEN (REG'D SURV. M.I.S. AUST.)

P.O. BOX 175,
138 WALLUMATTA ROAD,
NEWPORT 2106.

TEL: 9997 3088 • 9997 3427
FAX: 9997 8991
DX 9038, MONA VALE.

SURVEY REPORT

DATE: 1st April 02

REF:

7701

Coddington Constructions Pty Ltd
PO Box 431
AVALON. 2107.

In accordance with your instructions we have made a survey of the whole of the land comprised in Computer Folio 103/1012915 being Lot 103 in Deposited Plan 1012915 situated at Elanora Heights in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows:

A one and two storey rendered brick and corrugated iron house roofed with corrugated iron and known as No. 104B Powderworks Road stands wholly within the boundaries of the subject land.

The dimensions of the subject land and the position of subject building are shown on the accompanying sketch. The boundaries are edged red.

The boundaries are not fenced, along part of the north the brick fence stands from 0.04 to 0.05 metres on to the adjoining land.

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

Part of the land is affected by a Right of Carriageway and Easement for drainage of water and subject land has an appurtenant Right of Carriageway and Easement for drainage of water of variable width over part of the adjoining land created by D.P. 1012915.

Part of the land is affected by an Easement for services 1.5 metres wide and subject land has an appurtenant Easement for services 1.5 metres wide over part of the adjoining land created by D.P. 1012915.

Subject land has an appurtenant Right of Carriageway and Easement for Services of variable width and limited in height over part of the adjoining land created by D.P. 1012915.

Subject land has an appurtenant Easement for drainage of water over part of the adjoining land created by D.P. 1012915.

Subject land has an appurtenant Easement to drain water 0.9 wide created by U602046.

The land is subject to the restrictions on the use of land created by D.P. 1012915.


Paul Keen.

PAUL KEEN & COMPANY

LAND & ENGINEERING SURVEYORS

P. KEEN (REG'D SURV. M.I.S. AUST.)

P.O. BOX 175,
138 WALLUMATTA ROAD,
NEWPORT 2106.

TEL: 9997 3088 • 9997 3427
FAX: 9997 8991
DX 9038, MONA VALE.

DATE: 1st April 02
REF: 7701

Paul Keen.

D.P. 238382

D.P. 203487

308

307

2

RIGHT OF CARRIAGEWAY &
BASEMENT FOR DRAINAGE
OF WATER VARIABLE WIDTH

CONC.

DRIVEWAY

EASEMENT FOR
SERVICES
1.5M WIDE

NOT
FENCED

VACANT

(0.04)
(0.05)

(2.48) WALL
TO BDY.
(1.75) GUTTER
TO BDY

NO -
CORR. IRON &
BRICK COTTAGE

(1.12)
GUTTER
TO BDY

(2.48) WALL
TO BDY.
(1.75) GUTTER
TO BDY

104

32.685
FENCED

103

AREA AFFECTED BY
RESTRICTION AS TO USER

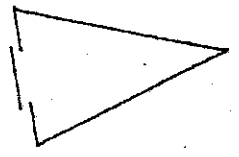
34.735

102

21-09

NOT
FENCED

D.P. 400520



Pittwater Council

OFFICIAL RECEIPT

26/02/2003 Receipt No 108957

To MORE POWER MOWING &
MAINTENANCE

LJ RICKARD
PO BOX 607B

Applic Reference	Amount
BL Re FHEA-Sec 104B POWDERWORKS	\$70.00

Total: \$70.00

Amounts Tendered

Cash	\$0.00
Cheque	\$70.00
Card	\$0.00
Money Order	\$0.00
Agency Rec	\$70.00
Total	\$0.00
Rounding	\$0.00
Change	\$70.00
Nett	\$70.00

Printed 26/02/2003 14:49:08

Cashier DErski

Pittwater Council

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To MORE POWER MOWING &
MAINTENANCE

LJ RICKARD