

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 NARBORNEEN

© RECORDS

FILES

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

FILE:
OFFICER:
GRR / ATTACHED / MFC

FILE:
OFFICER:
GRR / ATTACHED / MFC

REGISTRATION STAMP

1461507

RECEIVED

28 FEB 2002

PITTWATER COUNCIL

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OFFICER:
GRR / ATTACHED / MFC

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GRR / ATTACHED / MFC

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: Ma Rover



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

**104B POWDERWORKS
 NORTH NARRABE**



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:

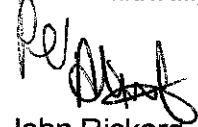
1. Copy of Surveyors Report of Paul Keen & Company dated 1 April 2002
2. Cheque in favour of Pittwater Council for the sum of \$70.00

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.

Neilly Davies & Partners Pty.Ltd.

Consulting Civil & Structural Engineers

A.B.N. 27 084 944 614 PH: 9958 8665 FAX: 9958 8675 neillydavies@optusnet.com.au
SUITE 15/77 PENSHURST ST, WILLOUGHBY NSW 2068 (P.O. BOX 608 WILLOUGHBY)

26th March, 2003

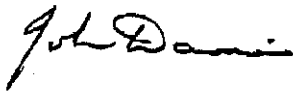
The Manager
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Dear Sir,

Re: Sail Cloth Canopies at 104B Powderworks Road, North Narrabeen.

This is to certify that I have inspected the sailcloth canopies at the above address and consider that the footings and 100 x 6 SHS steel posts and the sailcloth fixing are structurally sufficient to withstand wind pressures required by AS1170.

Yours faithfully,



J.T. Davies B.E. F.I.E. Aust NPER - 3 No.1312209

RECEIVED
26/3



PAUL KEEN & COMPANY

LAND & ENGINEERING SURVEYORS
P. KEEN (REG'D SURV. MIS. AUST.)

TEL: 9997-3088 / 9997-3427
FAX: 9997 8991
DX 9038, MONA VALE.
EMAIL paulkeen@ihug.com.au
ABN 56 214 809 862

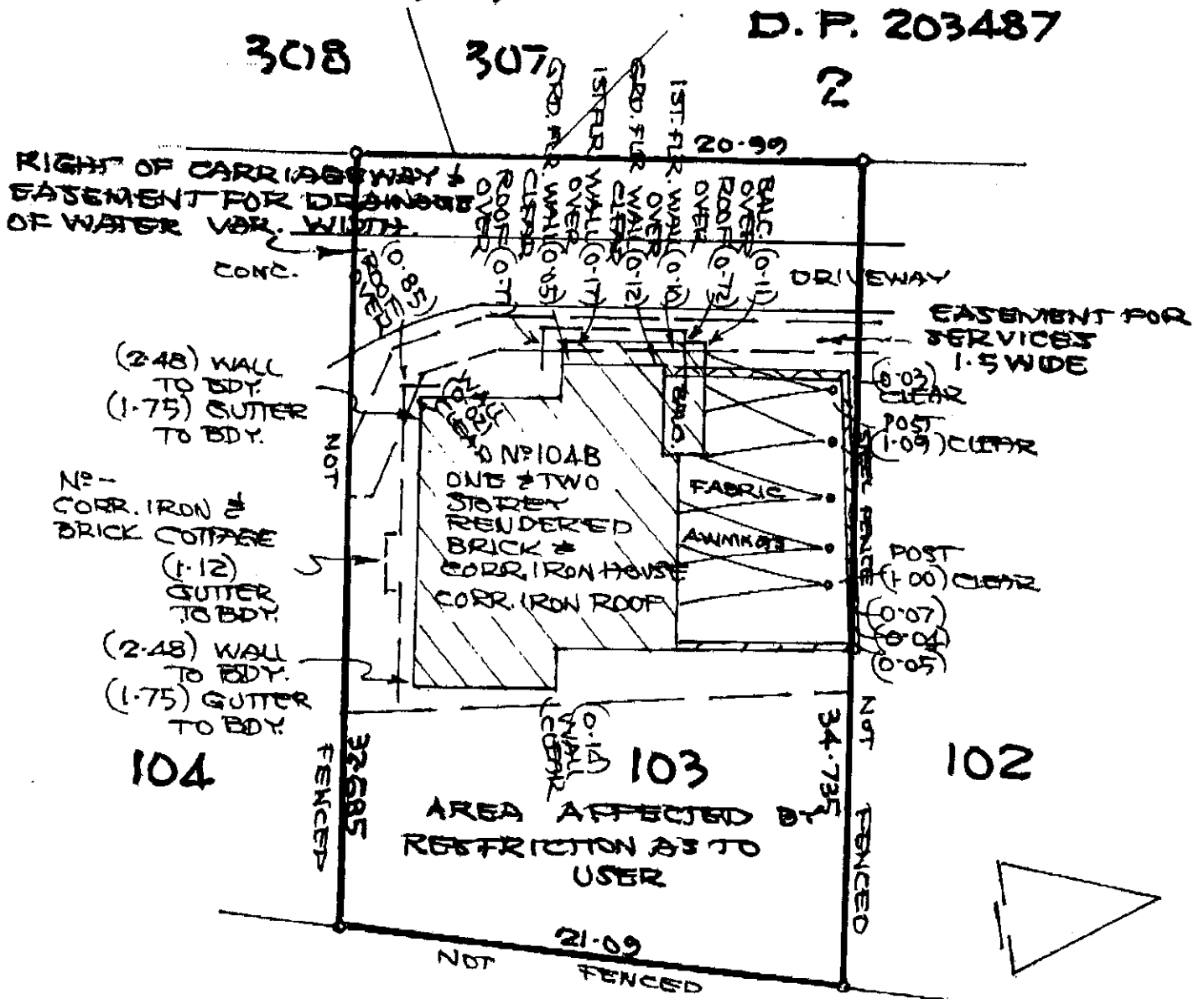
P.O. BOX 175, NEWPORT 2106
138 WALLUMATTA ROAD,
NEWPORT 2106.

DATE: 27th March 03
REF: 7701A

Paul Keen

D. P. 238382

D. P. 203487



D. P. 400520

PAUL KEEN & COMPANY

LAND & ENGINEERING SURVEYORS
P.KEEN (REG'D SURV.MIS.AUST.)

TEL: 9997-3088 / 9997-3427
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EMAIL: paulkeen@ihug.com.au
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P.O.BOX 175, NEWPORT 2106
138 WALLUMATTA ROAD,
NEWPORT 2106.

DATE: 27th March 03
REF: 7701A

SURVEY REPORT

Coddington Constructions Pty Ltd
PO Box 431
AVALON, 2107.

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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, together with attached fabric awnings.

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 steel and brick fence stands from 0.03 metres clear to 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.

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Paul Keen.

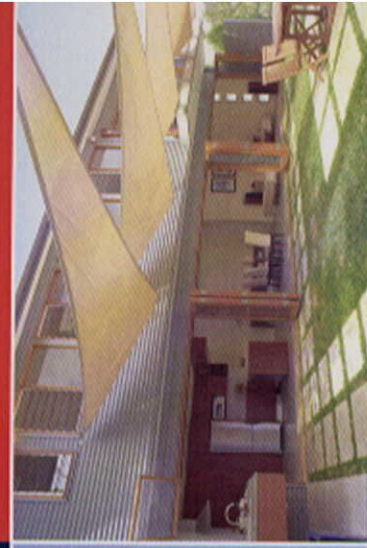


104B POWDER WORKS ROAD, ELANORA HEIGHTS
 SOPHISTICATED LIVING *Mal Cover.*

This brand new architecturally designed contemporary home captures an enviable low maintenance lifestyle. This sleek design with stainless steel and stone features emulates style, sophistication and easy living. Features:

- Deceptively quiet with leafy outlook
- Three large bedrooms plus guest room/office

- Main bedroom with balcony overlooking North facing garden
- Two stunning bathrooms - main with double shower and bath
- Open plan living areas flowing out to landscaped garden with sails
- Outdoor stainless steel bench with built-in BBQ extending from the kitchen - ideal for entertaining
- Double lock-up garage with ample storage



COUNCIL RATES \$783.00pa

INSPECTION

Saturday, & by private appointments

FOR SALE

By negotiation \$710,000 to \$790,000

DETAILS

Joanne Morrison 0419 018 259

OFFICE

MONA VALE

17 BARRENJOEY ROAD, MONA VALE

TELEPHONE: 9997 1977

VISIT OUR VIRTUAL TOUR

Pittwater Council

OFFICIAL RECEIPT

27/03/2003 Receipt No 111425

To Sean Coddington

Po Box 431
Avalon 2107

Applic Reference	Amount
GL Re FHEA-Sec 104B Powderworks	\$255.00

Total: \$255.00

Amounts Tendered

Cash	\$0.00
Cheque	\$255.00
Card	\$0.00
Money Order	\$0.00
Agency Rec	\$0.00
Total	\$255.00
Rounding	\$0.00
Change	\$0.00
Nett	\$255.00

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Cashier Flewis

Pittwater Council,

OFFICIAL RECEIPT

26/02/2003 Receipt No 108957

To MORE POWER MOWING &
MAINTENANCE

LJ RICKARD
PO BOX 6078

Applic Reference	Amount
GL 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	\$0.00
Total	\$70.00
Rounding	\$0.00
Change	\$0.00
Nett	\$70.00

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Coddington

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