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### COOMA-MONARO SHIRE COUNCIL

81 COMMISSIONER STREET COOMA PO BOX 714 COOMA NSW 2630 TEL: (02) 6450 1777 FAX: (02) 6450 1799

OFFICE HOURS: Monday - Friday 8.35AM - 5.00PM
All correspondence to be addressed to the General Munager
ABN 40-548-783-283

Enquiries:

Mr Ronald Dakin (RD:CL)

Our Ref:

768 Folio 7454/01

Your Ref:

20 September 2001



#### LOT 17 DP 701089 - PARISH OF DUNCAN

Council received your letter of 14 September 2001. To allow a dwelling to be approved on the subject land, the land must be a '1997 holding'.

That being a lot, portion or parcel of land in existence at 3 March 1997 as a separate allotment, portion or parcel and having direct vehicular access to a public road vested in the Council.

As I understand it a dedicated public road exists south of your land and that you own only Lot 17 DP 701089. That land would therefore be considered to allow a dwelling.

Please note no approval for a dwelling has of this date been issued.

Should you have any queries in regard to this matter please contact the undersigned.

Yours sincerely

RONALD DAKIN

MANAGER OF PLANNING

for

PETER BEER

DIRECTOR OF ENVIRONMENTAL SERVICES

ocentes and the community of the communi

# MB&IS

#### CCUPATION CERTIF

AMENDED SECTIONS 109(c) and 109(h)

#### **MOLONGLO BUILDING** AND INVESTIGATION SERVICES

17 Ingleside Road Karabar NSW 2620 Phone: (02) 6297 2634 (02) 6297 6914 115/2 Endeavour House Capt. Cook Crescent Manuka ACT5 2603 Mobile: 0401 298 565

e-mail: kglhopkins@yahoo.com.au

#### PROPERTY DETAILS

Lot No: 17 DP: 701089 Street No: Street Name: Bobeyan Rd "Bolaro" Adaminaby NSW 2630

#### **APPLICANTS DETAILS**

Name: Tony Ryan Signature:

Date: 25/08/2008

Phone:

DEVELOPMENT DETAILS

Development Consent No: 30/07DA

Complying Development Certificate No:

Date of Issue: 26/10/06

**OWNER DETAILS** 

Name: Paul & Ann Ribbons Street: Bobeyan Rd "Bolaro"

Phone: 0417 427 188

BUILDING DETAILS

Whole of Building or Part of Building Whole

Use Class of Building one

(AS DEFINED IN BUILDING CODE OF

AUSTRALIA Ten A (10a)

New: Shed

Date of Determination: 17/11/2006

Construction Certificate No: 30/07/CC

#### TYPE OF CERTIFICATE SOUGHT

OR

FINAL \*\*\*

**REASON(S) FOR REFUSAL** 

**INTERIM** 

**ATTACHMENTS** 

FINAL

**APPROVED** 

REFUSED

**CERTIFICATE CERTIFICATES** 

#### FINAL

#### Mr Kenyon Hopkins certifies that:

He has been appointed the principal certifying authority under 109E. A Development Consent or Complying Development Certificate is in force with respect to the building.

A Construction Certificate has been issued with respect to the plans and specification for the building.

The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.

Where required, a final Fire Safety Certificate has been issued for the building. Where required, a report from the Commissioner of Fire Brigades has been considered

<u>CERTIFYING AUTHORITY SIGNATURE</u> Reg 0185

Date: 25/08/2008

#### INTERIM

#### Mr Kenyon Hopkins certifies that:

He has been appointed the principal authority under 109C.

He has taken into consideration the health and safety of the occupants of the building.

A Development Consent or Complying development certificate is in force with respect to the building.

A Construction Certificate has been issued with respect to the plans and specifications for the building.

The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.

Where required a final Fire Safety Certificate has been issued for the relevant part of the building.

Where required a report from the Commissioner of Fire Brigades has been considered.

#### PRINCIPAL CERTIFYING AUTHORITY SIGNATURE

Reg 0185

Date:



## CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE

REFERENCE TO FOLIO OF THE REGISTER

17/701089

EDITION DATE OF ISSUE

2 27/10/2004

CERTIFICATE AUTHENTICATION CODE

33LF-T3-INMB

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL

LAND

LOT 17 IN DEPOSITED PLAN 701089

AT BOLARO

LOCAL GOVERNMENT AREA: COOMA-MONARO

PARISH OF DUNCAN COUNTY OF BERESFORD

TITLE DIAGRAM: DP701089

COPY

FIRST SCHEDULE

ANNE THERESA RIBBONS

PAUL RIBBONS

AS JOINT TENANTS

(T AB53160

#### SECOND SCHEDULE

- 1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2. LAND EXCLUDES MINERALS SEE CROWN GRANT (PORTION 1)

\*\*\*\* END OF CERTIFICATE \*\*\*\*

