

PITTWATER COUNCIL

Prop No: 91590

**BUILDING CERTIFICATE
INFORMATION** (OFFICE USE ONLY)

S149A



PAGE

CASHIER CODE FHEA

FEE \$340

RECEIPT NO.

128707

DATE

10/11/03

WORD PROCESSING

BC

0180103

shop 21

PROPERTY ADDRESS

NO. 39 STREET

1 LUKA St

SUBURB

Palm Beach

RECORDS

FILES

OFFICER: _____

PRE-DATAWORKS

Y

DA/BA

Y

FILE:

OFFICER:

GRR / ATTACHED / MFC

FILE:

OFFICER:

GRR / ATTACHED / MFC

REGISTRATION STAMP

FILE:

OFFICER:

GRR / ATTACHED / MFC

FILE:

OFFICER:

GRR / ATTACHED / MFC

SCAN STAMP

FILE:

OFFICER:

GRR / ATTACHED / MFC

FILE:

OFFICER:

GRR / ATTACHED / MFC

ASSISTANT DEVELOPMENT OFFICER

CHECK

FEE OK

SURVEY DATE _____

GEOTECH REPORT :

REQUIRED / PROVIDED

MICROFICHE

OFFICER: _____

N/A

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:



PITTWATER COUNCIL

APPLICATION FOR BUILDING CERTIFICATE

Environmental Planning and Assessment (Amendment) Act, 1997
Section 149A

APPLICANTS DETAILS

Applicants Name: ROBERT COWAN
Address: 31 TOWRAPGI STREET, NARRAWEENA
Post code: 2099 Telephone: 9981 6230

Note: You can apply for a Building Certificate for the Whole or Part of a building if you are:
(Please tick appropriate box)

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

PROPERTY DESCRIPTION

Street No: <u>21/39</u>	Lot No: <u>21</u>	Section:
DP No: <u>SP. 69539</u>	Street: <u>ILUKA ROAD</u>	
Suburb: <u>PALM BEACH</u>		

FOR ACCESS TO THE BUILDING PLEASE CONTACT

Name: ROBERT COWAN Telephone: 9974 5724 0412 271 451.

Do you wish to collect the certificate or have it mailed

- ☐ Mailed ☒ Will collect

DETAIL OF BUILDING OR PART

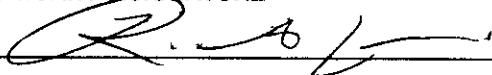
- ☐ Whole Property.....Nearest Cross Street _____
- ☐ Whole Building, i.e. _____ Side of Street _____
- ☒ Part Building, i.e. UNIT 21B/39 ILUKA STREET, PALM BEACH
- ☐ Pool, Fencing and Access _____

INFORMATION TO BE SUBMITTED

1. I have provided an original, or a copy certified by a solicitor, of a current survey which is in metric and clearly identifies all structures on the site at the time of lodgement.
2. Where the property is
 - Land identified on Pittwater Council's Geotechnical Risk Management Map 2003 as being areas subject to Pittwater Council's Geotechnical Risk Management Policy
 - or
 - Land identified on Pittwater Council's Coastal Hazard Map 96-080 as being Bluff Management Areas
3. I have provided a Geotechnical Engineers Report prepared in accordance with Council's Interim Geotechnical Risk Management Policy, together with completed forms 4 & 4(a) pursuant to that Policy.

Note: Council may require additional information to enable appropriate assessment and determination of the Building Certificate.

APPLICANT'S SIGNATURE

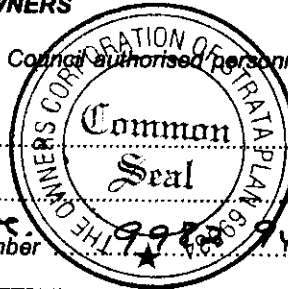
 DATE: 10/11/03

CONSENT OF OWNERS

I/ We consent to the lodgement of this application and permit Council authorised personnel to enter the site for the purpose of inspections.

Owner/s STRATA PHAN 69534

X  X 
Mason - BRAGAN Owners MANAGMC Account
Date 10/11/03 Telephone Number 9970 9422



Office Use Only:

CODE: **FHEA**

FEE: \$

DATE:

RECEIPT NO:

ISSUED BY:

Any enquiries please contact Customer Service
Ph: (02) 9970 1111 Fax: (02) 9970 7150

Units 9, 11, 12
5 Vuko Place
Warriewood 2102

Postal Address
P.O. Box 882
Mona Vale 1660

Internet
www.pittwaterlga.com.au
Email: pittwater_council@pittwater.nsw.gov.au



Address 21/39 ILUKA ROAD PALM BEACH NSW 2108

Property No 91590 Status ☒ Current Applications to List ☒ Property

1 Applications

Group	Category	ID	St	Description	Address
DevelopApp	Commercial	N0571/03	C	Restaurant fitout	

Proclaim One (Server: pttserver1, Database: Proclaim)

File Edit View Start Options Tools Insert Window Help

Property

Address: 1097 BARRENJOEY ROAD PALM BEACH NSW 2108

Identity Land Value/Services Summary Applications Tasks Custom Fields Charges Rates

Property No: 14626 Status: Fast Applications to List: Property

30 Applications

Group	Category	ID	Description	Address
Certs	603	603/2003/1091	C 603 Certificate	
Certs	603	603/2003/1089	C 603 Certificate	
Certs	603	603/2003/1071	C 603 Certificate	
Certs	603	603/2003/1069	C 603 Certificate	
Certs	603	603/2003/1067	C 603 Certificate	
Certs	603	603/2003/1036	C 603 Certificate	
Certs	603	603/2003/1022	C 603 Certificate	
Certs	603	603/2003/1007	C 603 Certificate	
Certs	603	603/2003/0979	C 603 Certificate	
Certs	603	603/2003/0949	C 603 Certificate	
Certs	603	603/0011/1651	C 603 Certificate	
ConstCert	CCShopTop	CC0369/00	C shop top housing	
DevelAppl	BA4	0186/96	P three storey retail/residential complex	
DevelAppl	BA4	0109/97	P erection of residential flat building and assoc wo	
DevelAppl	W08	0517/91	P RESTAURANT	
DevelApp	ShopTopHs	N0434/98	C shop top housing	
DevelApp	UseofBldg	N0370/02	C change of use to accommodate a restaurant an	
OutNotCert	OutNotCert	ONC0282/01	C Outstanding Notice Certificates	

2 of 2 (Filtered)

Property details:

Address: 1097 BARRENJOEY ROAD PALM BEACH NSW 2108

Application: 14626 (See BPP 1249)

Owner: FAYENTE PTY LTD

Service Address: P O BOX 947 4011 DUNELTON QLD 4011

Rate Codes: Analysis - OutNotCert [1] Recovery - 1 ACT Property - 100 Rates on 100 [1]

Ready

Start DENKA - Inbox - L... DataWorks - [Doc... MapInfo Professional Property 4:12 PM

Address **1101 BARRENJOEY ROAD PALM BEACH NSW 2108**Property No **14625**Status **Past**Applications to List **Property****30 Applications**

Group	Category	ID	St	Description	Address
BuildAppl	BA3	0024/98	C	res flat bldg, 2 retail & 1 commercial unit	
BuildAppl	X5A	0000883	P		
BuildAppl	X5A	0000642	P		
BuildAppl	X6A	0019147	P		
Certs	149 Pt 2	2/2002/0478	C		
Certs	149 Pt 2&5	5/2002/1011	C		
Certs	149 Pt 2&5	5/2001/1148	C		
Certs	149 Pt 2&5	5/2000/0918	C		
Certs	603	603\2003\1676	C	603 Certificate	
Certs	603	603\2003\1603	C	603 Certificate	
Certs	603	603\2003\1202	C	603 Certificate	
Certs	603	603\2003\1093	C	603 Certificate	
Certs	603	603\2003\1091	C	603 Certificate	
Certs	603	603\2003\1089	C	603 Certificate	
Certs	603	603\2003\1071	C	603 Certificate	
Certs	603	603\2003\1069	C	603 Certificate	
Certs	603	603\2003\1067	C	603 Certificate	
Certs	603	603\2003\1036	C	603 Certificate	

Address **1097 BARRENJOEY ROAD PALM BEACH NSW 2108**

Property No **14626**

Status **Past**

Applications to List **Property**

30 Applications

Group	Category	ID	St	Description	Address
BuildAppl	BA3	0024/98	C	res flat bldg, 2 retail & 1 commercial unit	
BuildAppl	X5A	0000883	P		
BuildAppl	X5A	0000642	P		
BuildAppl	X6A	0019147	P		
Certs	149 Pt 2	2/2002/0478	C		
Certs	149 Pt 2&5	5/2002/1011	C		
Certs	149 Pt 2&5	5/2001/1148	C		
Certs	149 Pt 2&5	5/2000/0918	C		
Certs	603	603\2003\1676	C	603 Certificate	
Certs	603	603\2003\1603	C	603 Certificate	
Certs	603	603\2003\1202	C	603 Certificate	
Certs	603	603\2003\1093	C	603 Certificate	
Certs	603	603\2003\1091	C	603 Certificate	
Certs	603	603\2003\1089	C	603 Certificate	
Certs	603	603\2003\1071	C	603 Certificate	
Certs	603	603\2003\1069	C	603 Certificate	
Certs	603	603\2003\1067	C	603 Certificate	
Certs	603	603\2003\1036	C	603 Certificate	



Address : 39 ILUKA ROAD PALM BEACH

Land : 69534

Fspa : Foreshore Scenic Protection Area

Zones : 3(a)

MultiUnitHousing : STH

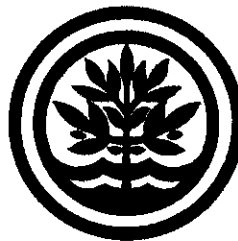
Dcp_22 : E & C Region 4

Certified_Bushfire_Map : Bush fire prone land

Address : 39

39 Iluka Road Palm Beach

previously known as
1097, 1101 Barrenjoe Rd
Palm Beach



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

DK BUILDING CERTIFIERS

Our Ref: 03128/dos

PTY LTD
BUILDING REGULATIONS & FIRE SAFETY CONSULTANTS

SUITE 4, 470 SYDNEY ROAD, BALGOWLAH NSW 2093
PO BOX 929 BALGOWLAH NSW 2093
TEL: 9400 2335 FAX: 9400 2405
email: doshannassy@optusnet.com.au
ABN: 96 097 502 700

7th November 2003

Robert Cowan
31 Towradgi Street
NARRAWEENA NSW 2099

Dear Sir

**RE: SHOP 21, 39 ILUKA ROAD, PALM BEACH
BUILDING CODE OF AUSTRALIA CERTIFICATION**

I have assessed the plan and carried out a site inspection of the above premises in regard to Pittwater Council's request for BCA Certification for a Class 2-9 building regarding the works completed at the above mentioned premises.

Accordingly, the documentation and as built works comply with Parts D,E & F of the Building Code of Australia, 1996, amendment 13, for a Class 6 premises, (shop/restaurant), and the health and safety of the occupants of the building have been taken into consideration and Occupation under the BCA is permitted.

Documentation Referenced: -

1. Architectural plan as prepared by JJ Drafting, dated August 2003, Job No 151, Drawing no CD1,
2. Fire Safety Statement from Wainwright Fire Service, dated 23.10.2003,
3. Mechanical Ventilation Certificate from A Class Ventilation & engineering Pty Ltd, dated 5.11.2003, and
4. Facsimile from Pittwater Council dated 6.11.2003 regarding Access for persons with a disability.

If you require any further information or clarification please do not hesitate to contact the under signed,

Yours faithfully
DK Building Certifiers Pty Ltd



Damian O'Shannassy
Accredited Building Surveyor

Attachments

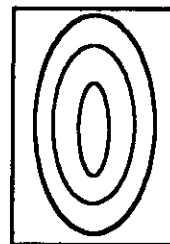
NOTES

- Do not obtain dimensions by scaling drawings
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultants drawings and specifications
- All workmanship and materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and local Council requirements

JJDRAFTING

7/85 Pacific Parade Dee Why 2099

Telephone 99714353 Mobile 0414 717541
Fax 9971 6611 ABN 29 102 388 976
JITKA JANKOVEC



Client:

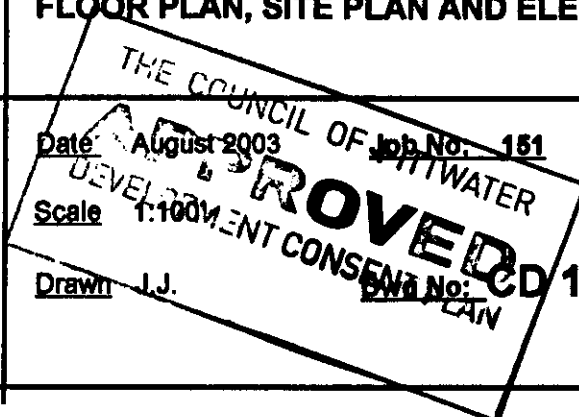
Mr. R. COWAN

Project:

**PROPOSED RESTAURANT FITOUT AT GROUND
FLOOR LEVEL TO EXISTING ILUKA
APARTMENTS AT
1097-1101 BARRENJOEY RD. PALM BEACH**

Title:

FLOOR PLAN, SITE PLAN AND ELEVATIONS



WAINWRIGHT FIRE SERVICE*'Fire goes out for lack of fuel' - Proverb*

A.B.N: 61 508 942 172

P.O. BOX 397, COLLAROY, N.S.W 2097

Under the Environmental Planning and Assessment Act 1979

Certificate

Type of Statement

Annual Fire Safety StatementDated: 23rd October 2003

Identification of Building

Street: 1101 Barranjoey Road, The Art Cafe

Suburb: Palm Beach

Owners Details

Name: Robert Cowan

Address: 1101 Barranjoey Road, Palm Beach

Name and Address
of AgentI, Christopher Edwin Wainwright
of Wainwright Fire Service, PO Box 397, Collaroy, NSW 2097

certify that:

- (a) each essential fire safety measure specified in this statement has been assessed by a properly qualified person & was found, when it was assessed, to be to be capable of performing:
- In the case of an essential fire safety measure applicable by virtue of a fire safety schedule to a standard no less than that specified in the schedule, or
 - In the case of an essential fire safety measure applicable otherwise than by a virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed & implemented, and;
- (b) a properly qualified person (whether the person referred to in paragraph (a) or another person) has inspected the building & has certified that, as at the date of the inspection, the condition of the building did not disclose any grounds for a prosecution under Division 4C of Part 7B of the Environmental Planning and Assessment Regulation 1994, and;
- (c) the information contained in this certificate is, to the best of my knowledge and belief, true & accurate.

Signed by Agent:

C.E. Wainwright

Dated: THURSDAY 23-10-03**Essential/Critical Fire Safety Measures****Standard of Performance**

Dry Chemical AB(E) 4.5 kg Fire Extinguisher

AS1851.1 - 1995

Fire Blanket 1.0m x 1.0m

AS1851.1 - 1995

Inspecting Officer Name: C. E. Wainwright

Signature:

C.E. Wainwright

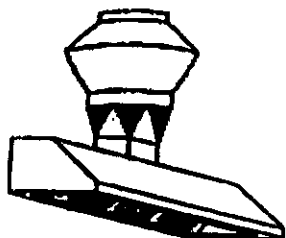
Dated:

23.10.03.

Contact: Wainwright Fire Service

Ph: 9939 6400 Mb: 0417 403 791 Fax: 9939 6411

Email: wainwrightfire@hotmail.com



A CLASS VENTILATION & ENGINEERING PTY. LTD.

P.O. Box 183 Canterbury
1 Close Street,
Canterbury N.S.W. 2193
A.B.N. 65 066 083 529

A.C.N. 066 083 529
Phone: 9718 4111
Fax: 9718 2798

SCHEDULE A CERTIFICATE OF COMPLETION OF MECHANICAL VENTILATION SYSTEMS FOR

- | | | |
|----------------------|---|--------|
| (a) Fire Precautions |) | |
| (b) Ventilation |) | AS1668 |
| (c) Acoustics |) | |
| (d) Vibration |) | |

The Director,
Health and Community Services Department,

...PITTWATER.....

I hereby certify that Ventilation Equipment installed at
premises situated at...SHOR...21...39...T...KA...ROAD,.....
...PALM...BEACH.....

Meets the requirements of Building Code of Australia in
respect of Ventilation over commercial cooking equipment.

The basis on which the above certification is given and
the extent to which I have relied on relevant specifications
rules, codes of practice or publications in respect of the
Equipment is/are detailed hereunder:

Mechanical Ventilation and Airconditioning Code

AS/NZS 1668.1 - 1998 & AS 1668.2 - 1991

Signature

Dated...5.11.93...RICHARD STEWART

All mechanical ventilation system shown BA No.....date.....
The mechanical ventilation system on drawing No.....

21/12/93 City Council of
Sydney

Comm Member Australian

Standards ME62-06

Pittwater Council

Telephone (02) 9970 1111

Facsimile (02) 9970 7150

Facsimile



To:	Damien O'Shannasy	Company:	
Fax:	9400 2405	Date:	6 November 2003
From:	Nick Ives	Re:	Palm Beach Art Café at 1101 Barrenjoey Road, Palm
CC:		Pages:	1

<input type="checkbox"/> Urgent	<input type="checkbox"/> For Review	<input type="checkbox"/> Please Comment	<input type="checkbox"/> Please Reply
---------------------------------	-------------------------------------	--	---------------------------------------

Message:

Damien,

Robert Cowan from Palm Beach Art Café recently contacted Council and advised that you wanted to know Council's position regarding access to the disabled toilet facilities at the abovementioned premises.

Council is satisfied that disabled access from within the restaurant is not necessary subject to the following conditions:

- i) a disabled person must not have to leave the "building" and/or be exposed to elements such as wind and rain when accessing the disabled toilet facility;
- ii) the access from the restaurant to the disabled toilet facility is safe, equitable and dignified; and
- iii) access to the disabled toilets from the restaurant must not be hindered at any time.

If you have any enquiries please contact me on 9970 1225.

Nick Ives
Environmental Health Officer

CONFIDENTIALITY NOTICE TO RECIPIENTS EXTERNAL TO PITTWATER COUNCIL

The information in this facsimile is intended for the named recipient only. It may contain privileged and confidential information. If you are the intended recipient, you must not copy, distribute, take action in reliance on it, or disclose any details of the facsimile to any person, firm or corporation. If you have received this facsimile in error, please notify us immediately by reverse charge call and return the original to us by mail. We will reimburse you any costs you may incur in notifying us and returning the original facsimile to us.

UNAPPROVED STRUCTURES OR WORKS

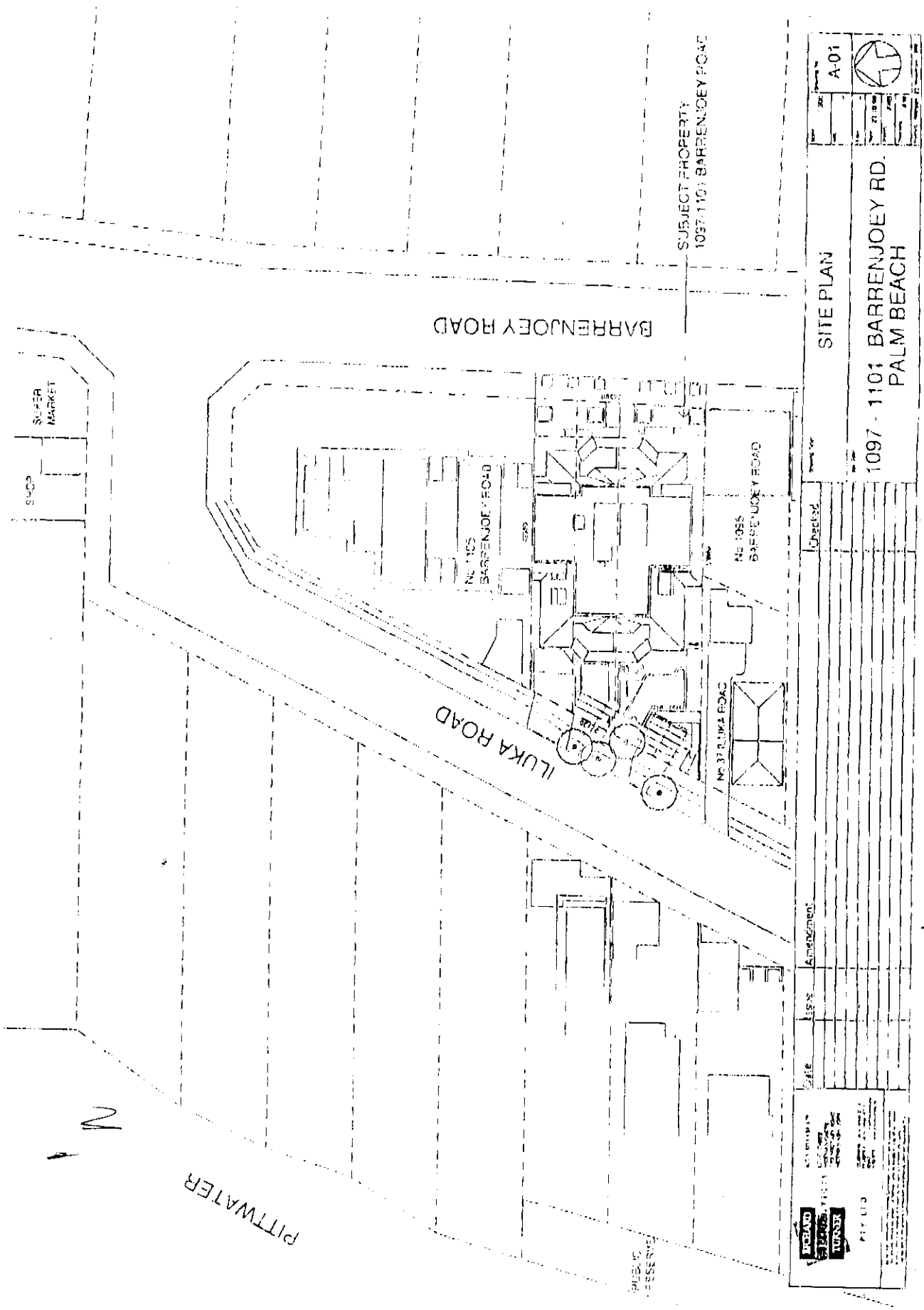
Where the Certificate Application relates to unapproved structures or works the following additional information is to be provided:

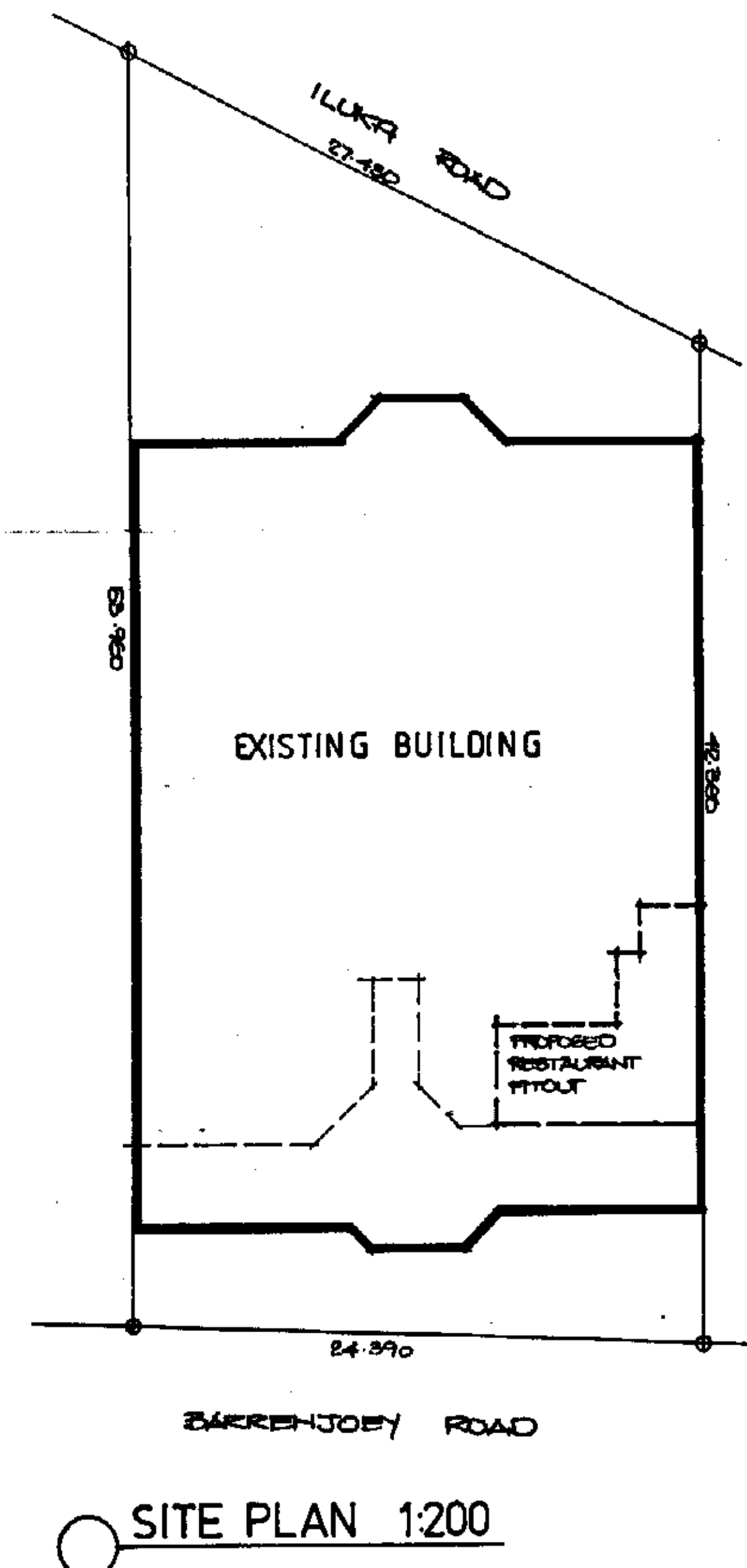
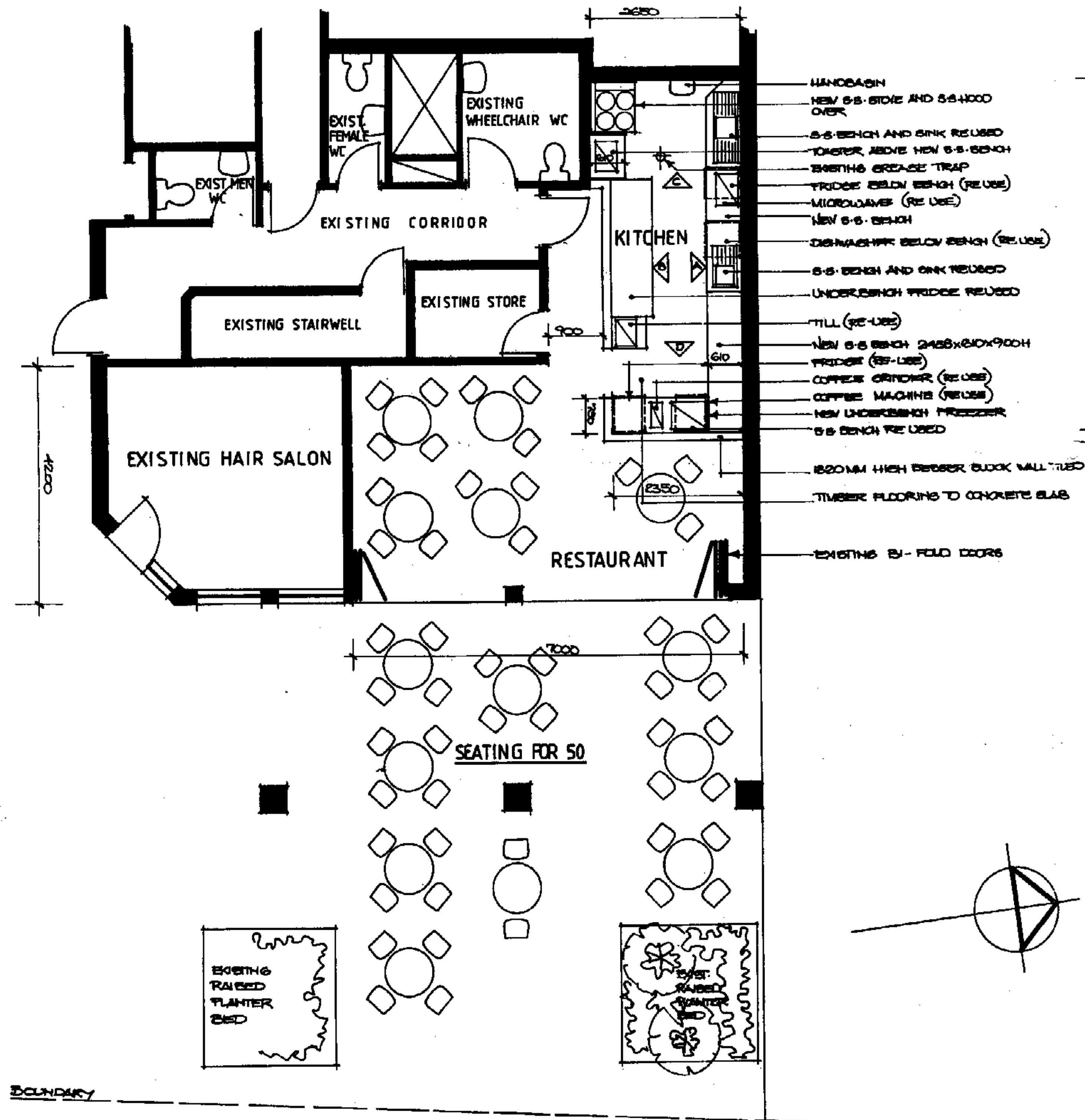
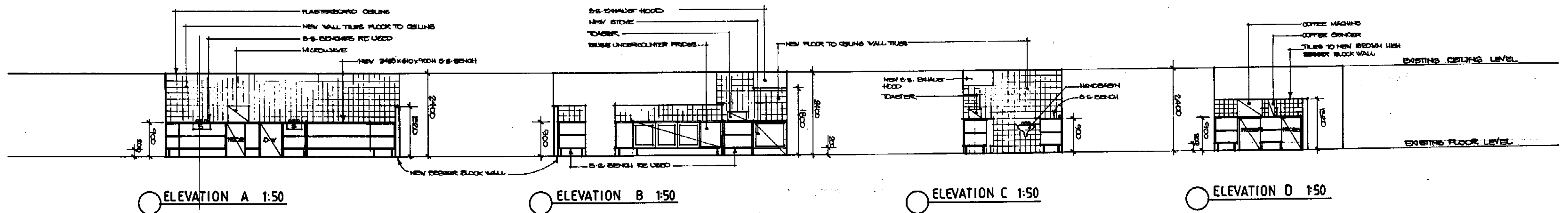
- ✓ 1. Works as constructed plans. These plans should be prepared by a suitably professional e.g. Architect/Town Planner and clearly annotate the unapproved structures and/or works as well as the existing approved structures and works on the land. These plans should be accompanied by a statement assessing the structures and/or works as to their compliance with the relevant Council's development controls.
- ✓ 2. 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).
3. 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.
X Where the property is
 - Land identified on Pittwater Council's Geotechnical Risk Management Map 2003 as being areas subject to Pittwater Council's Geotechnical Risk Management Policy
or
 - Land identified on Pittwater Council's Coastal Hazard Map 96-080 as being Bluff Management Areas

A Geotechnical Engineers Report prepared in accordance with Council's Interim Geotechnical Risk Management Policy is to be provided, together with completed forms 4 & 4(a) pursuant to that Policy
- ✓ 4. Certificate by an appropriately qualified person that the structures and/or works comply with the Building Code of Australia and appropriate Australian Standards.

FEES PAYABLE:

- | | |
|--|--|
| (1) Class 1 Building (together with any class 10 building on the site) or a Class 10 Building | <u>\$70.00</u> each |
| (2) In the case of any other Class of Building - as follows
Floor area of building or part - | |
| (i) Not exceeding 200 square metres | <u>\$70.00</u> each |
| (ii) Exceeding 200 square metres but not exceeding 2000 square metres | \$70.00 plus 10c for each sq. m in <u>excess of 200 sq. m</u> |
| (iii) Exceeding 2000 square metres | \$230.00 plus 1.5 cents for each sq. m in <u>excess of 2000 sq.m</u> |
| (iv) Fee for additional inspection | <u>\$25.00</u> |
| (3) In the case of any unapproved structures or works | |
| (v) Fee of \$340.00 applicable. (\$70 Certificate + \$270 Inspection and Assessment fees on unauthorised building works) | |





- NOTES**
- Do not obtain dimensions by scaling drawings
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 - All workmanship and materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and local Council requirements

JIDRAFTING 7/85 Pacific Parade Dee Why 2088 Telephone 98714383 Mobile 0414 717541 Fax 9871 8811 ABN 29 102 388 978 JITKA JANCOVEC		
Client: Mr. R. Cowan		Date: 21/3/2007
Project: PROPOSED RESTAURANT PITOUT AT GROUND FLOOR LEVEL TO EXISTING ILUKA APARTMENTS AT 1007-1101 BARRENJOEY RD. PALM BEACH		
Title: FLOOR PLAN, SITE PLAN AND ELEVATIONS		
The Council of City of Water Development Scale: 1:1000 Date: 11/11/2006 Status: APPROVED		
