

R/134026

Our Ref: C-03-315

**tom miskovich
& associates
pty ltd**

acn 094 366 873
abn 93 094 366 873

Thursday, 15 January 2004

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir or Madam,

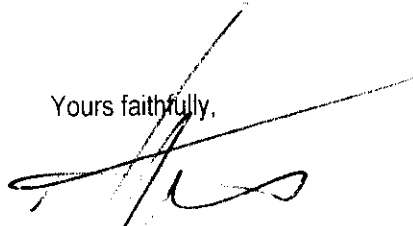
**Re: Construction Certificate
1186 Barrenjoey Road, Palm Beach
Development Consent No. N0700/03**

I refer to our engagement in respect of the above and enclose the Construction Certificate for such in accordance with the provisions of clause 142(2) of the Environmental Planning and Assessment Regulation 2000.

Please find enclosed a cheque for \$30.00 being the registration fee for the above. It would be appreciated if a receipt in this regard could be forwarded to our firm as soon as possible.

Should you require any further information please do not hesitate to contact me.

Yours faithfully,



Tom Miskovich & Associates Pty Ltd

Encl.

email
tma@tm-a.com.au

all correspondence

po box 189
pennant hills
nsw 1715

sydney
8 albion street
pennant hills
nsw 2120

ph 02 9484 6999
fax 02 9484 3400

bowral
ph 02 4862 5550
fax 02 4862 5551

Oceania Clarke Pty Ltd

Internal alterations

1186 Barrenjoey Road,
Palm Beach

CONSTRUCTION CERTIFICATE

tm-a

**tom miskovich
& associates
pty ltd**

acn 094 366 873
abn 93 094 366 873

email
tma@tm-a.com.au

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po box 189
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ph 02 9484 6999
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bowral
ph 02 4862 5550
fax 02 4862 5551

Reference No C-03-315
Dated: 5th December 2003

construction certificate

**tom miskovich
& associates
pty ltd**

acn 094 366 873
abn 93 094 366 873

This certificate is issued by a certifying authority (a council or a private certifier) and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979

1. Details of the applicant

Mr Ms Mrs Dr Other

First name **Stuart** Family name **Clarke** Company/Organisation **Oceania Clarke Pty Ltd**

Flat/street no. **Unit 4A, 5-13** Street name **Parsons Street**

Suburb or town **Rozelle** State **NSW** Postcode **2039**

Daytime telephone **9555 6600** Fax **9555 6611** Mobile

2. Details of the development consent

Development Consent Number: **N0700/03** Date Consent Determined: **26th November 2003** Consent Authority (Local Government): **Pittwater Council**

3. Decision of the certifying authority

This certificate is issued:

- without any conditions
 subject to conditions of the kind referred to in clauses 187 or 188 of the Environmental Planning and Assessment Regulation 2000

Conditions have been placed on the certificate for the following reasons:

N/A

Date of this decision

13th January 2004

4. Certification

Tom Miskovich

certifies that

if the work is completed following the plans and specifications which have been approved, it will comply with the requirements of section 81A(5) of the *Environmental Planning and Assessment Act 1979*.

Construction certificate no.

C-03-315

Date of this certificate

5th December 2003

email
tma@tm-a.com.au

all correspondence

po box 189
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nsw 1715

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construction certificate

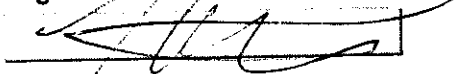
5. Identify the land

Flat/street no. 1186	Street name Barrenjoey Road
Suburb or town Palm Beach	Postcode 2108
Lot no. 1	Section
DP/MPS no. 1050253	Volume/folio

6. Description of works

Building classification & BCA amendment 6	Building works considered under the deemed to satisfy provisions of the BCA	Type of Construction (BCA) C
Description of the building or part of the building Internal alterations		

7. Signature

	For enquiries please contact the project building surveyor
Name of certifier Tom Miskovich	Tom Miskovich
Accreditation body of the certifier Planning NSW	Accreditation no. of the certifier 2024

8. Attachments

certificate application details	annexure 1
documents that form part of this certificate	annexure 2
copy of development consent permit	annexure 3
other supporting documentation	annexure 4
fire safety schedule (existing and proposed)	annexure 5

construction certificate documentation
certificate number C-03-315
premises – 1186 Barrenjoey Road, Palm Beach

annexure 1

certificate application details

certificate application form

tom miskovich
& associates
pty ltd

acn 094 366 873
abn 93 094 366 873

1. Service Requested

I/We the undersigned hereby make application to Tom Miskovich & Associates Pty Ltd to undertake the following service:

(Place a cross in the box next to the service sought)

- The issue of a Construction Certificate.
- The modification (under clause 148 of the EP & A Regulations 2000) of previously issued Construction Certificate
- The issue of a Complying Development Certificate.
- The issue of an Occupation Certificate for interim, final, change of use, occupation/use of a new building.
- To appoint Tom Miskovich, Planning NSW Accreditation No. 2024, as our "Principal Certifying Authority".

2. Details of the applicant

Mr Ms Mrs Dr Other

First name Family name Company/Organisation

Flat/street no. Street name

Suburb or town State Postcode

Daytime telephone Fax Mobile

Email

email
tma@tm-a.com.au

all correspondence:

p.o. box 189
pennant hills
nsw 1715

3. Identify the land

Flat/street no. Street name

Suburb or town Postcode

Lot no. Section

DP/MPS no. Volume/folio

sydney

8 albion street
pennant hills
nsw 2120

ph 02 9484 6999
fax 02 9484 3400

4. Estimated cost of the development

\$ including GST

bowral

ph 02 4862 5550
fax 02 4862 5551

accredited certifiers • building regulations consultant • fire safety specialists • authority liaison

certificate application form

5. Describe the development

What type of work do you propose to carry out?

- Building work
- Subdivision work

Describe the work

Internal alterations

For building work, what is the class of the building under the Building Code of Australia?

This can be found on the development consent

6. For purposes of an Occupation Certificate

Development Consent Number:

N0700/03

Date Consent Determined

26th November 2003

Consent Authority (Local Government)

Pittwater Council

Construction Certificate Number:

C-03-315

Date Construction Certificate Issued

TBC

Accredited Certifier / Consent Authority

Tom Mlakovich, Planning NSW 2024

Complying Development Certificate Number:

-

Date Construction Certificate Issued

-

Accredited Certifier / Consent Authority

-

7. Signatures

The owner(s) of the land must sign this application.

As the owner(s) of the above property, I/we consent to this application:

Signature

Stalcolm Perry

Name

Stalcolm Perry

Date

23/12/03

Signature

Jennifer King

Name

Jennifer King

Date

23/12/03

The applicant, or the applicant's agent, must sign the application.

Signature

S. Clarke

Name, if you are not the applicant

Date

5/12/03

In what capacity are you signing if you are not the applicant

certificate application form

5. Describe the development

What type of work do you propose to carry out?

- Building work
 Subdivision work

Describe the work

Internal alterations

For building work, what is the class of the building under the Building Code of Australia?

This can be found on the development consent

6. For purposes of an Occupation Certificate

Development Consent
Number:

N0700/03

Date Consent
Determined

26th November 2003

Consent Authority (Local
Government)

Pittwater Council

Construction Certificate
Number:

C-03-315

Date Construction
Certificate Issued

TBC

Accredited Certifier / Consent
Authority

Tom Miskovich, Planning
NSW 2024

Complying Development
Certificate Number:

-

Date Construction
Certificate Issued

-

Accredited Certifier / Consent
Authority

-

7. Signatures

The owner(s) of the land must sign this application.

As the owner(s) of the above property, I/we consent to this application:

Signature

Name

Date

Signature

Name

Date

The applicant, or the applicant's agent, must sign the application.

Signature

A. Clarke

Name, if you are not the applicant

Date

5/12/03

In what capacity are you signing if you are not
the applicant

certificate application form

Schedule to application for a construction certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

1
232
948

Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

Yes No

Yes No

Yes No

Materials - residential buildings

Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	<input type="checkbox"/>	11 Tiles	<input type="checkbox"/>	10 Concrete or slate	<input type="checkbox"/>	20 Timber	<input type="checkbox"/>
Brick (vaneer)	<input type="checkbox"/>	12 Concrete or slate	<input type="checkbox"/>	20 Timber	<input type="checkbox"/>	40 Steel	<input type="checkbox"/>
Concrete or stone	<input type="checkbox"/>	20 Fibre cement	<input type="checkbox"/>	30 Other	<input type="checkbox"/>	90 Aluminium	<input type="checkbox"/>
Fibre cement	<input type="checkbox"/>	30 Steel	<input type="checkbox"/>	60 Not specified	<input type="checkbox"/>	90 Other	<input type="checkbox"/>
Timber	<input type="checkbox"/>	40 Aluminium	<input type="checkbox"/>	70		Not specified	<input type="checkbox"/>
Curtain glass	<input type="checkbox"/>	50 Other	<input type="checkbox"/>	80			<input type="checkbox"/>
Steel	<input type="checkbox"/>	80 Not specified	<input type="checkbox"/>	90			<input type="checkbox"/>
Aluminium	<input type="checkbox"/>	70					<input type="checkbox"/>
Other	<input type="checkbox"/>	80					<input type="checkbox"/>
Not specified	<input type="checkbox"/>	90					<input type="checkbox"/>

construction certificate documentation
certificate number C-03-315
premises – 1186 Barrenjoey Road, Palm Beach

annexure 2

documents that form part of this certificate

construction certificate documentation
certificate number C-03-315
premises – 1186 Barrenjoey Road, Palm Beach

documents that form part of this certificate

Architectural documentation & specification prepared by Oceania Clarke Pty Ltd.

Drawing No.	Revision	Title	Date
A01A		Floor Plan, Site Plan, Elevations	17/09/03

construction certificate documentation
certificate number C-03-315
premises – 1186 Barrenjoey Road, Palm Beach

annexure 3

copy of development consent permit



Pittwater Council

ABN 61 340 827 871

All Correspondence to be addressed to General Manager

Units 9, 11 & 12/ 5 Vuko Place
WARRIEWOOD NSW 2102
Avalon Customer Service Centre
59A Old Barrenjoey Road, AVALON 2107

Postal Address
P.O. Box 682
MONA VALE NSW 1660
DX 8018MONA VALE

Telephone (02)9970 1111
Facsimile (02) 9970 1150
Internet www.pittwater.nsw.gov.au
Email: pittwater_council@pittwater.nsw.gov.au

Business Hours:
8.00am to 6.00pm, Monday to Thursday
8.00am to 5.00pm, Friday

DA No: N0700/03

26 November 2003

OCEANIA CLARKE PTY LTD
UNIT 4A
5-13 PARSONS STREET
ROZELLE NSW 2039

ATTEN STUART

95559611

Dear Sir/Madam

**Development Application for Internal Fit-Out - Additions and Alterations at 1186
BARRENJOEY ROAD PALM BEACH NSW 2108.**

I am pleased to advise that this application has been approved and I attach for your assistance a copy of the Development Consent, the conditions of approval and a copy of the approved plan.

As building works are involved, prior to proceeding with the proposal, it will be necessary for you to lodge a Construction Certificate Application with either Council or an accredited Certifier.

I take this opportunity to direct your attention to Section B of the Consent which details the matters to be satisfied prior to issue of the Construction Certificate.

In addition, pursuant to the provisions of Section 80(10A), of the Environmental Planning and Assessment Act, 1979, the Long Service Levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act, 1996, must be paid prior to issue of the Construction Certificate.

Based on your stated value of development ie \$44000 the Long Service Levy payable is \$88.00.

In the event that you have paid this levy direct to the Building Services Corporation, I will require proof of that direct payment.

You will also be required to furnish a copy of the Builders Warranty Insurance Certificate OR an Owner/Builder's permit from the Department of Fair Trading must be forwarded to Council prior to release of the Construction Certificate.

If an Owner/Builder's permit is to be applied for, application must be made direct to the Department of Fair Trading. You must quote Development Application No. N0700/03 and supply an unstamped plan with your application. The permit must then be presented to Council when collecting your plans.

Please note that some sections of the Consent may require the lodgement of Building Component Certificates at various stages of the development. These Certificates must be

Best & Most Progressive Council in NSW - Winner 2003 Small Business



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DX 9016 MONA VALE

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Facsimile (02) 9970 1150
Internet www.pittwater.nsw.gov.au
Email: pittwater_council@pittwater.nsw.gov.au

returned to Council or the Accredited Certifier prior to issue of the Occupation Certificate or Subdivision Certificate. You should also note that both Council and the Accredited Certifier will charge a fee for acknowledging compliance with conditions and the issue of the Occupation or Subdivision Certificates. You must nominate either Council or an accredited certifier prior to commencing work.

You will be required to notify Council a minimum of 2 days prior to your commencing work on the site.

If there are any matters relating to this approval which require further explanation, please contact me prior to commencing work on the site.

Yours faithfully

Wayne Treble
PRINCIPAL DEVELOPMENT OFFICER



Pittwater Council ABN 61 340 837 871

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CONSENT NO: N0700/03

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

NOTICE TO APPLICANT OF DETERMINATION

OF A DEVELOPMENT APPLICATION

Applicant's Name and Address:

OCEANIA CLARKE PTY LTD, UNIT 4A 5-13 PARSONS STREET ROZELLE NSW 2039

Being the applicant in respect of Development Application No N0700/03

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of Development Application No N0700/03 for:

Internal Fit-Out - Additions and Alterations

At:

Lot 1 DP 1050253

1186 BARRENJOEY ROAD PALM BEACH NSW 2108

Decision:

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with plans numbered A01A, dated 17/9/03, prepared by Oceania Clarke Pty Ltd, as amended in red (shown clouded) or as modified by any conditions of this consent.

In accordance with Part A3 "Classification of Buildings and Structures" of the Building Code of Australia, it has been determined that the building or part subject of this consent has a Class 3 Classification.

The reason for the imposition of the attached conditions is to ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act 1979 (as amended), pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 79C of the Act and the Environmental Planning Instruments applying to the land, as well as section 80A of the Act which authorises the imposing of the consent conditions.

Endorsement of date of consent 26/11/2003

Angus Gordon
GENERAL MANAGER

Per:



Pittwater Council

ABN 61 340 837 871

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Units 9, 11 & 12/ 5 Vuko Place
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Avalon Customer Service Centre
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CONDITIONS OF DEVELOPMENT CONSENT

This Consent is not an approval to commence building work. The works associated with this consent can only commence following the issue of the Construction Certificate.

A. PRESCRIBED CONDITIONS

A1. All works are to be carried out in accordance with the requirements of the Building Code of Australia.

B. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

NOTE: The issue of partial or limited Construction Certificates is not permissible under the terms of this consent unless otherwise specifically stated. All outstanding matters referred to in this section are to be submitted to the accredited certifier together. Incomplete Construction Certificate applications/details can not be accepted.

- B10. Three sets of detailed working drawings that comply in all respects with the Building Code of Australia and the conditions of the Development Consent are to be submitted prior to the release of the Construction Certificate.
- B13. In accordance with Clause 94 of the Environmental Planning and Assessment Regulation 2000, plans are to be submitted with the Construction Certificate application demonstrating how the building will be brought into full conformity with fire and spread of fire requirements of the Building Code of Australia.
- B37. Three sets of a schedule of essential fire safety measures required to be installed within and/or in association with the building including the minimum standard for performance of each measure are to be submitted prior to release of the Construction Certificate. The schedule is to include a signed statement from an Accredited Certifier/Fire Engineer confirming that all essential fire safety measures as required by the Building Code of Australia have been listed so as to ensure the safety of persons in the building in the event of an outbreak of fire.

C. MATTERS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORK

NOTE: It is an offence to commence works prior to issue of a Construction Certificate.

Nil.

D. CONDITIONS TO MINIMISE THE IMPACT OF THE DEVELOPMENT ON THE NATURAL AND BUILT ENVIRONMENT

D220. Any proposed demolition works shall be carried out in accordance with the requirements of AS2601-1991 "The Demolition of Structures".

Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales, including but not limited to:

1. Protection of site workers and the general public.
2. Erection of hoardings where appropriate.
3. Asbestos handling and disposal where applicable.
4. Any disused service connections shall be capped off.



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 Email: pittwater_council@pittwater.nsw.gov.au

Council is to be given 48 hours written notice of the destination/s of any excavation or demolition material. The disposal of refuse is to be to an approved waste disposal depot.

- D221. In order to ensure safe handling of asbestos materials, the re-use or sale of asbestos building materials is prohibited.
- D222. Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
- D223. The finished surface materials, including colours and texture of any building shall match the detail and materials of the existing building.
- D224. A stamped copy of the approved plans is to be kept on the site at all times, during construction.
- D225. The hours of construction are restricted to between the hours of 7.00am and 5.00pm Monday - Friday and 7.00am to 1.00pm on Saturdays. No works are to be carried out on Sundays or Public Holidays. Internal building work may be carried out at any time outside these hours, subject to noise emissions from the building or works not being audible at any adjoining boundary.
- D226. All works within 5 metres of the existing trees to be retained including pruning, demolition, excavation, civil works, fencing and the like must be carried out by hand under the supervision of an experienced and qualified Arborist. Should roots larger than 50mm be encountered all excavation works are to cease immediately and a qualified Arborist is to advise on the impacts of the roots' removal on the tree's survival and report to Council's Landscape Architect.
- If tree roots are present a pier and beam method of footing construction is to be adopted so as to bridge/span any identified lateral roots.
- D227. No odour nuisance, to the public or any adjoining premises, shall be created by the operation of any plant or equipment or any procedures carried out at the premises.
- D228. No noise nuisance shall be caused through the operation of any plant or equipment at the premises. Noise is considered a nuisance when it exceeds 5dB(A) above the background noise level.
- D229. The construction, fit out and finishing of the food handling and storage areas within the premises must comply with Pittwater Council's Code for the Construction & Fit Out of Food Premises and the Food Safety Standard 3.2.3 under the Food Standards Code.
- D230. The walls of the food preparation areas must:
- i) be constructed of approved solid material finished with glazed tiles or other rigid, smooth-faced, impervious material;
 - ii) be evenly laid to a height of at least 2 metres above floor level; and
 - iii) be covered to a minimum radius of 25mm at the intersections with the floor.
- Note: The walls where not tiled, must be finished to a smooth, even surface, painted with a washable gloss paint of light colour or sealed with other approved materials.
- D231. The floors of food handling areas must be constructed of an impervious, durable, non-slip and non-abrasive material (such as ceramic tiling) and be graded and drained to an approved floor waste.



D232. An approved hand washbasin must be provided in the food preparation area and within each toilet area.

Hand washbasins must be provided with:

- i) an adequate supply of potable water at a temperature of at least 40 degrees Celsius, delivered through an approved mixing device which can be adjusted to enable hands to be washed under hot running water;
- ii) a supply of liquid soap; and
- iii) single use hand towel or other approved air drying equipment.

D233. Garbage and recycling must be stored in an area that is constructed in accordance with Section 8 of Council's Code for the Construction & Fit Out of Food Premises. The floor of the garbage area must be drained to sewer.

D234. The grease arrestor must be located, and be accessible from, the outside of any food preparation and/or handling area.

D235. Seating at the premises must not exceed 200 at any time.

E. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

NOTE: The issue of interim or partial Occupation Certificates is not permissible within the terms of this consent unless otherwise specifically stated. Prior to the issue of an Occupation Certificate the principal certifying authority is to ensure that Council's assets, including road, kerb and gutter and drainage facilities adjacent or near to the site have not been damaged as a result of the works. Where such damage has occurred, it is to be repaired to Council's written satisfaction prior to the issue of an Occupation Certificate or suitable arrangements put in place to effect those repairs at a future date to Council's written satisfaction. Should this process not be followed, Council will pursue action against the principal accredited certifier in relation to the recovery of costs to effect such works.

NOTE: It is an offence to occupy the building or part thereof to which this consent relates prior to issue of an Occupation Certificate.

E10. A certificate prepared by an appropriate qualified person is to be submitted for the following building components, certifying to the satisfaction of Council or the accredited certifier that the nominated works have been carried out in accordance with the Building Code of Australia, relevant Australian Standards and any conditions of Development Consent. Works are not to progress past this point until Council or the Accredited Certifier has confirmed that this condition has been satisfied (see copy of form attached).

Where this confirmation of compliance is issued by a private certifier, for the purposes of keeping a public record, a copy of the letter is to be forwarded to Council within 5 working days of the date of issue.

E10g. Wet areas WA-1

E10m. Artificial lighting and mechanical ventilation LV-1

E24. Notification of the Food business with NSW Health either online at www.foodnotify.nsw.gov.au or by lodging a completed NSW Health food notification form.

Note: A \$50 fee applies when lodging notification forms with Council.



Pittwater Council

ABN 61 340 837 871

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Avalon Customer Service Centre
59A Old Barrenjoey Road, AVALON 2107

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

F. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

Nil

G. ADVICE

- G23. Failure to comply with the relevant provisions of the Environmental Planning and Assessment Act, 1979 (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices (on-the-spot fines) under the summary offences provisions of the above legislation or legal action through the Land and Environment Court, again pursuant to the above legislation.
- G25. It is the Project Manager's responsibility to ensure that all of the Component Certificates/certification issued during the course of the project are lodged with Council. Failure to comply with the conditions of approval or lodge the Component Certificates/certification will prevent Council from issuing the Occupation Certificate or the Building Certificate.
- G26. In accordance with Section 80A(1)(d) and (e) of the Act, any consent given shall be void if the development to which it refers is not commenced within two (2) years after the date of approval, provided that Council may, if good cause be shown, grant an extension of renewal of such consent beyond such period.
- NOTE: Council may be prepared to consider an extension of this Consent period for a further 12 months, however, the request for extension would have to be received during the initial 2 year period.
- G27. To ascertain the date upon which the determination becomes effective, refer to Section 83 of the Environmental Planning and Assessment Act, 1979 (as amended).
- G28. Should any of the determination not be acceptable, you are entitled to request reconsideration under Section 82A of the Environmental Planning and Assessment Act, 1979. Such request to Council must be made in writing together with a \$500 fee, within 1 year from the date of determination.
- G29. If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you a right of appeal to the Land and Environment Court within 12 months of the date of endorsement of this Consent.
-

construction certificate documentation
certificate number C-03-315
premises – 1186 Barrenjoey Road, Palm Beach

annexure 4

other supporting documentation

Chairman
W. Meinhardt

Managing Director
D.P. Young

Directors
K. Durr
R.M. Howe
T. Le-Orate

Associate Directors
J.J. Marino
R.R. Wong

31 Buckingham Street
Surry Hills NSW
Australia 2010
<http://www.meinhardt.com.au>

Fax: (02) 9319 7508
Phone: (02) 9699 3088



Mainhardt (NSW) Pty Ltd A.C.N. 051 627 591
Consulting Engineers
Planners Managers

H:\PROJECTS\18000s\18086\Design Cert Letter1.doc
08 December 2003

Oceania Clarke Pty. Limited
Unit 4A, 5 - 13 Parsons St.
ROZELLE NSW 2039

ATTENTION: Mr. Stuart Clarke

Dear Stuart,

**RE: BEACH ROAD RESTAURANT
NO. 1 BEACH ROAD, PALM BEACH
STRUCTURAL DESIGN CERTIFICATE**

We wish to confirm that the structural design for the proposed interior fitout for the above project is designed in accordance with the following SAA Codes:

Code	Description
AS 1170	Loading Code
AS 4100	Steel Structures Code
AS 3660	Timber Framing Code

Yours faithfully
MEINHARDT (NSW) PTY LIMITED


Denis Young
Managing Director

Offices in Melbourne Sydney Brisbane Adelaide Darwin Perth Hobart Papua New Guinea Singapore Kuala Lumpur Jakarta Hong Kong Thailand Vietnam Karachi Philippines Middle East
Associated Offices in United Kingdom Europe USA New Zealand



TOTAL P.02

RECEIVED
13 JAN 2004

BY:.....

Pittwater Council

ABN: 61340837871

TAX INVOICE
OFFICIAL RECEIPT

07/01/2004 Receipt No 133399

To TRUFFLE STUDIO PTY LTD AS
T/F THE RUTHERFORD FAMILY
TRUST

1186 BARRENJOEY ROAD
PALM BEACH 2108

Qty/ Applic	Reference	Amount
	QLSL-Buil	\$88.00
GL Rec	LONG SERVICE DA N0700/03	
2	FSUN-Coun	\$36.36
GL Rec	2 X A3 PHOTOCOPIES	
	GST	\$3.64
GL Rec		
	To GL Receipt:	

Total Amount: \$128.00
Includes GST of: \$3.64

Amounts Tendered

Cheque	\$128.00
Total	\$128.00
Rounding	\$0.00
Change	\$0.00
Nett	\$128.00

Printed 07/01/2004 2:50:40 PM

Cashier PTasker

OCEANIA CLARKE
PTY LIMITED



Architecture and Interiors

Unit 4A, 5-13 Parsons Street
Rozelle NSW 2039, Australia
9555,6600

5/12/2003
Tom Miskovich and Assoc.
PO Box 189
Pennant Hills
NSW 1715

Dear Tom,

Re 1186 Barrenjoey Rd Palm Beach, Construction Certificate

Please find enclosed the requested information relating to the construction certificate application.

1. Specification items confirmation.
2. DA conditions confirmation.

Regards

Stuart Clarke

BCA Clause & Issue	Confirmation	Comments
B1.3 – Materials and Forms of Construction	Materials utilised in the construction of the building shall be in accordance with the relevant standards as detailed in clause B1.3 of the Building Code of Australia, ie. masonry to AS 3700, etc.	
C1.10 – Fire Hazard Properties	Materials utilised will comply with the provisions of Specification C1.10. This refers to the fire hazard properties of finishes, ie. carpet.	
D2.16 – Balustrades	<p>balustrading/barriers will be provided along stairways, balconies, and the like in accordance with clause D2.16, ie. 865mm above nosing of stairs, and 1000mm above the floor of balcony landing or the like.</p> <ul style="list-style-type: none"> ▪ For <u>balustrades</u> along balconies openings must be limited to 125mm and in areas where the floor surface beneath is more than 4 m, there must not be any horizontal element between 150mm and 760 mm above the floor which could facilitate climbing. 	
D2.17 – Handrails	Handrails will be provided as required by clause D2.17, ie. along the side of the stair.	
D3.6 – Identification signage for disabled persons facilities	Clear and legible Braille and tactile signs complying with Specification D3.6 and incorporating the international symbol for access in accordance with AS1428.1 will be provided to sanitary facilities and lift facilities.	
D3.8 – Tactile indicators	tactile indicators will be provided to the proposed ramp in accordance with AS1428.4 in order to warn persons with vision impairment that they are approaching the stairs.	
F1.7 – Water proofing of wet areas in buildings	Water proofing will be undertaken in accordance with clause F1.7 and AS 3740.	

BCA Clause & Issue**Confirmation****Comments**

F4.4 – Artificial lighting

Artificial lighting will be provided in accordance with AS/NZS 1680.0.

F2.4 – Disabled facilities

The disabled persons WC will comply with AS1428.1

annexure 5

fire safety schedule (proposed & existing)

construction certificate documentation
certificate number C-03-315
premises – 1186 Barrenjoey Road, Palm Beach

fire safety schedule (proposed)

NONE

construction certificate documentation
certificate number C-03-315
premises – 1186 Barrenjoey Road, Palm Beach

fire safety schedule (existing)

BCA Clause & Issue

Confirmation

Comments

Schedule of 'Existing' Prescribed Essential Fire Safety Measures

For the Whole Building (existing)

Premises:

.....


Item No.	Measure	Indicate either 'Yes' or 'No'	Standard of performance, ie. Australian Standard that it operates to
1	Access Panels, doors and hoppers to fire resisting shaft	no	
2	Automatic fail safe devices	no	
3	Automatic fire detection and alarm system	no	
4	Automatic fire suppression system (sprinkler)	no	
5	Automatic fire suppression system (Other - specify)	no	
6	Emergency Lighting	no	
7	Emergency lifts	no	
8	Emergency warning and intercommunication system	no	
9	Exit signs	yes	
10	Fire Control Centre	no	
11	Fire Dampers	no	
12	Fire Doors	no	
13	Fire hydrant system	no	
14	Fire seals (protecting openings in fire resisting components of the building)	no	
15	Fire shutters	no	
16	Fire windows	no	
17	Hose reel system	no	
18	Light weight system	no	
19	Mechanical Ventilation system	no	
20	Paths of travel; stairways passageways or ramps	yes	
21	Perimeter vehicle access for emergency vehicles	yes	
22	Portable extinguisher	yes	
23	Pressurising system	no	
24	Requires automatic exit doors	no	
25	Safety curtains in proscenium openings	no	
26	Smoke and Heat vents	no	
27	Smoke Control system	no	
28	Smoke dampers	no	

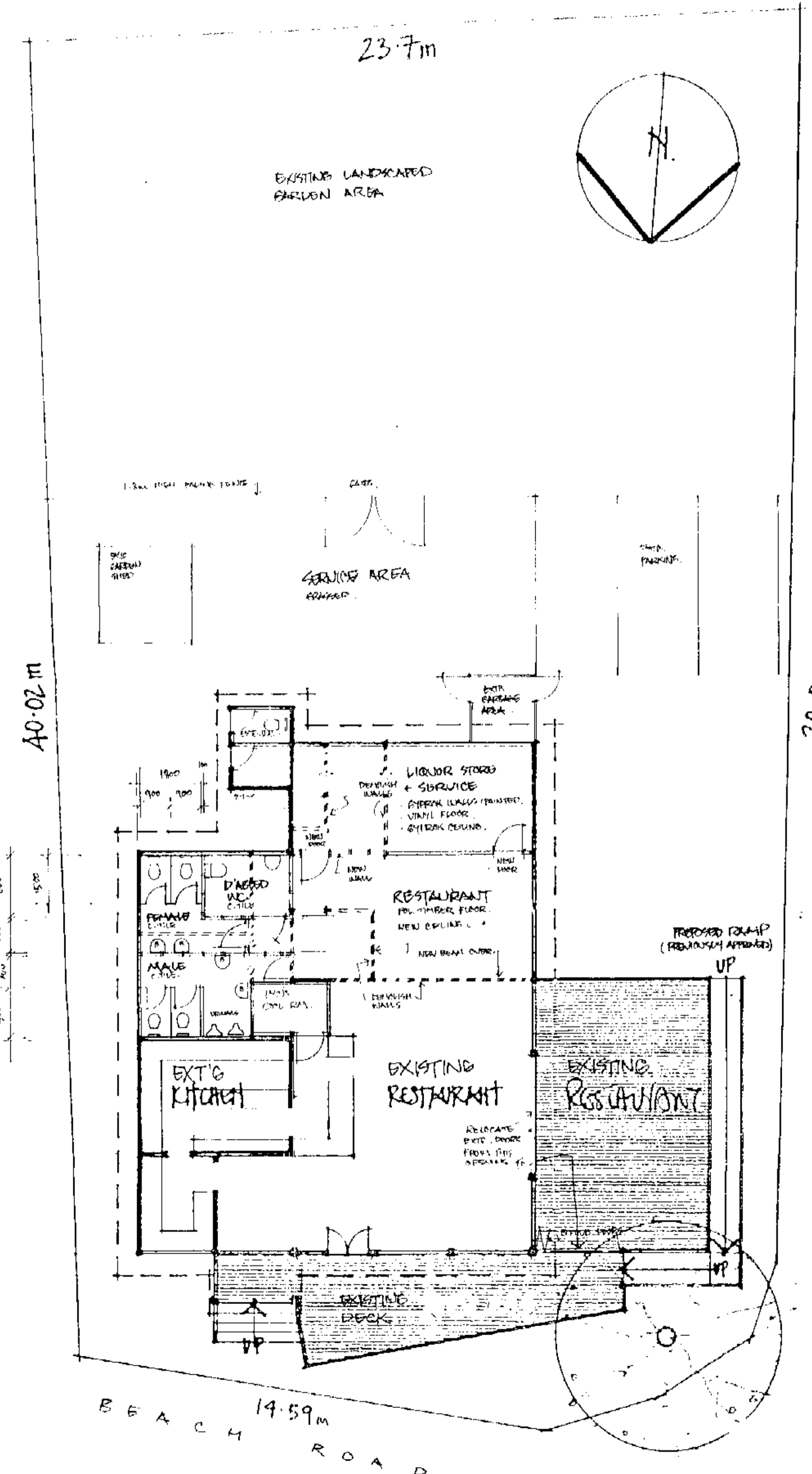
BCA Clause & Issue Confirmation Comments

29	Solid detectors and heat detectors	yes	
30	Smoke doors	no	
31	Solid Core doors	no	
32	Stand by Power Systems	no	
33	Wall wetting sprinkler and drencher system	no	
34	Warning and operational signs (eg. stairways, notices, etc.)	no	
35	Others – please specify	no	

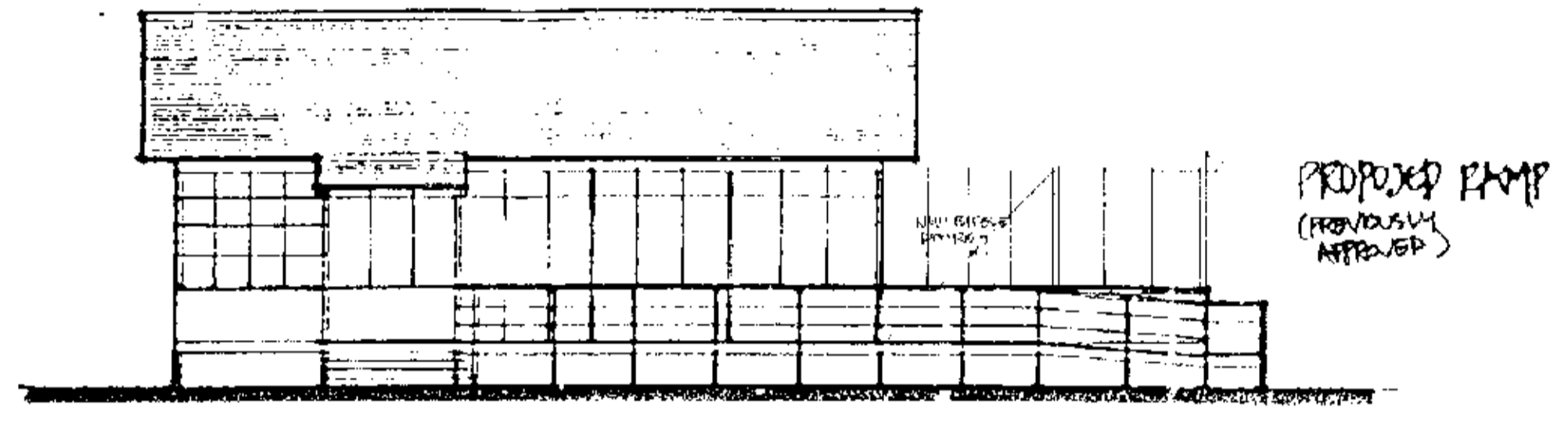
I, ...Stuart Clarke....., of, Oceania Clarke Pty Ltd.....

Certify that the information contained in this schedule to be correct and accurate to the best of knowledge.

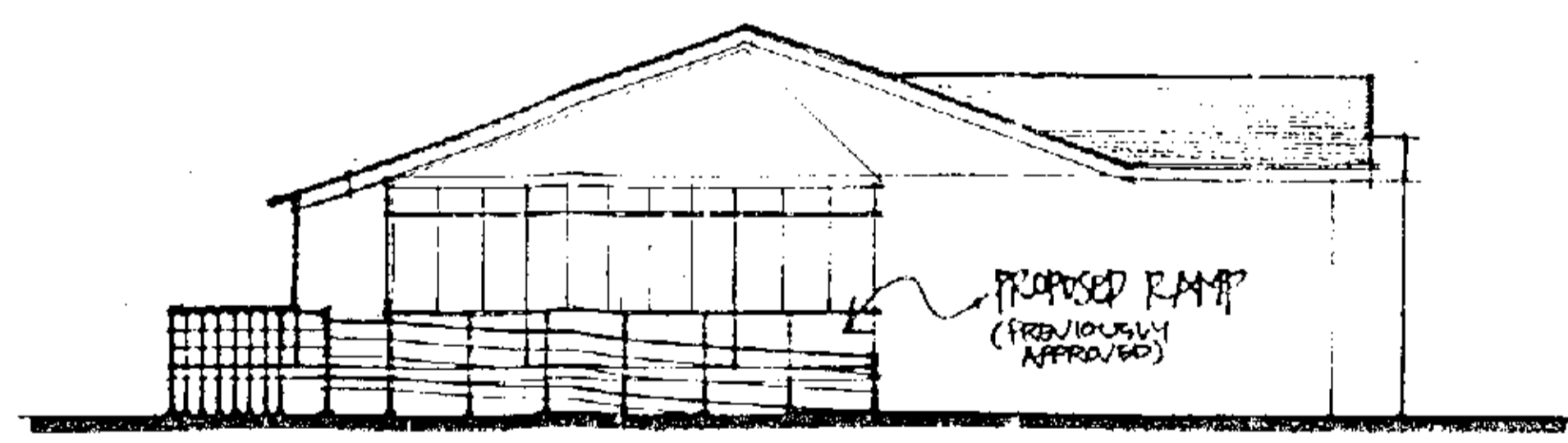
Signed.....  Date..... 5/12/03.....



FLOOR PLAN + SITE PLAN



NORTH ELEVATION



WEST ELEVATION

38.0m
B A C H R O A D

OCEANIA CLARKE
PTY LIMITED
Architecture and Interiors

Unit 4A, 5-13 Parsons St
Rozelle NSW 2039, Australia
Tel 9555 6000 Fax 9555 6611
o.c.l@oceaniac Clarke Pty Ltd
ACN 077 676 128
ABN 13 071 676 128

PROPOSED INTERIOR FITOUT
At Beach Road Restaurant
No 1 Beach Road
Palm Beach
NSW 2108

For Tom Rutherford

Floor plan, site plan, elevations

SCALE 1:100	PROJECT
DATE 17/09/03	DRAWING NO
	A 01 A

ISSUE	AMENDMENT	DATE
A	DA	17/09/03

One is the document referred to in certificate
No. 1000000000
Dated 17/09/03

Tom Rutherford
& Associates
pty Ltd