

EPC 101

RECEIVED MONA VALE
19 AUG 2014
CUSTOMER SERVICE



PITTWATER COUNCIL

Application for Building Certificate Environmental Planning & Assessment Act, 1979 (as amended) Section 149A, B, C, D

Effective from 1/7/14 till 30/6/15

Office Use - BC No: BC0072/14

Please Note: Details provided on this form and documents provided will be made public both at Councils Office and via Application Tracking on Councils website. The information will be kept by Council and will be disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting Council.

Property Description	
Number: <u>1193</u>	Street: <u>Barrington Rd</u>
Suburb: <u>Palm Beach</u>	
Lot: <u>7006</u>	DP: <u>1117454</u>
Applicant	
Applicants Name: <u>Madeleine Muehleck</u>	
Postal Address: <u>503 147 Lewis Street, NSW</u>	
Suburb: <u>Dee Why</u>	Postcode: <u>2099</u>
Phone (02) <u>9981 7481</u>	Daytime Contact No () _____
Mobile () <u>0405 950 332</u>	Fax () _____
Email: <u>madeleinemuehleck@hotmail.com</u>	
You can apply for a building Certificate if you are: (Please tick the appropriate box)	
<input type="checkbox"/> I am the owner of the building	
<input checked="" type="checkbox"/> I have the owners consent to lodge this application (see below)	
<input type="checkbox"/> I am the purchaser under a contract for the sale of the property	
<input type="checkbox"/> I am the owner's or purchasers solicitor or agent	
<input type="checkbox"/> We are a public authority which has notified the owner of its intention to apply for the certificate	
Signature: <u>M. Muehleck</u>	Date: <u>12/08/2014</u>
For access to the building please contact: <u>Cathie Wright</u>	
Phone: _____	Mobile: <u>0403 933 890</u>

Owner/Consent

Owner/s Name/s: PITTWATER COUNCIL

Postal Address: P.O. Box 882

Suburb: MONA VALLE Postcode: 1660

Phone () 99701291 Mobile () 0438258896

Email: george.veneris@pittwater.nsw.gov.au

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

Signature: G. Veneris (G. Veneris, Senior Planning Officer)

Certificate Type

Whole Property

Whole Building i.e. _____

Part Building i.e. _____

Pool, Fencing & Access _____

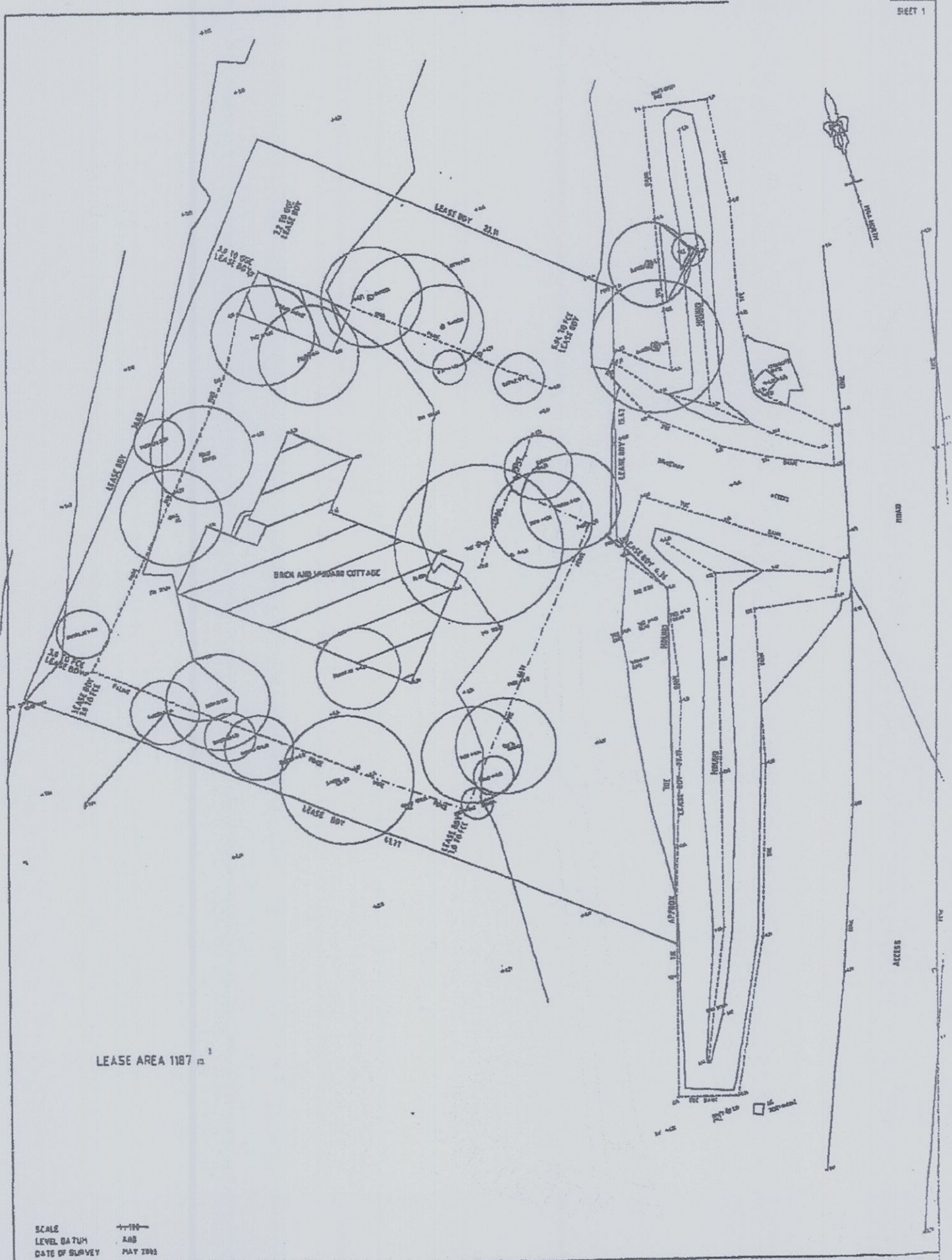
Processing Fees

Class 1 Building (together with any class 10 building on the site) or a class 10 Building	\$250.00 each
Class 2 - 9 buildings	
Floor Area of building or part -	
(i) Not exceeding 200 square meters	\$250.00 each
(ii) Exceeding 200 square metres but not exceeding 2000 square metres	\$250.00 plus \$0.50 cents per m2 over 200 m2
(iii) Exceeding 2000 square metres	\$1,165.00 plus \$0.075 cents per m2 over 2000 m2
(iv) Fee for additional inspection	\$90.00
In the case of any unapproved structures or works (\$250.00 certificate fee plus \$500.00 inspection & assessment of unauthorised works)	\$750.00

Accompanying information to be submitted with Application		
Applicant Checklist	Documents Required	Office Use Received
	A detailed survey prepared by a Registered Surveyor clearly showing the location of the structures and/or works on the site. The date of the survey is irrelevant in so far as the information contained therein is still current.	
	Where the property is identified on either Pittwater Councils Geotechnical Risk Management Map 2003 and/or Pittwater Councils Coastal Hazard map 97-003 as being Bluff Management Areas A geotechnical Engineers report prepared in accordance with Councils Interim Geotechnical Risk management policy is to be provided, together with completed form 4 & 4a pursuant to that policy	
Where the Certificate Application relates to unapproved structures or works the following additional information is to be provided:		
	A detailed survey prepared by a Registered Surveyor clearly showing the site & location of the 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 as outlined on Councils Development Application form will satisfy this requirement).	
	Works as constructed plans. These plans should be prepared by a suitably qualified professional e.g. Architect/Draftsman and clearly annotate the unapproved structures and/or works as to their compliance with the relevant Council Development controls.	
	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 & experienced Geotechnical Engineer as to their adequacy.	
	Certificate by an appropriately qualified person that the structures and/or works comply with the Building Code of Australia and appropriate Australian Standards.	
	Council may require additional information to enable appropriate assessment and determination of the Building Certificate.	
Office Use		
Receipt No:	364626	Date: 19/8/14
		Cashier Code (FHEA)

Privacy and Personal Information Protection Notice

This information is provided under the Environmental Planning & Assessment Act 1979 voluntarily by the applicant and is collected for the assessment of the application. Failure to provide this information will prevent Council processing your application and may lead to your application being rejected. This information is intended only for Officers of Pittwater Council and will be stored in accordance with Pittwater Council's compliant Records Management System (ECM) and the State Records Act 1998 (NSW). This information may be accessed by Council Officers or by requests under the Government Information (Public Access) Act 2009 (NSW). You have a right to access your personal information under the Privacy and Personal Information Protection Act 1998 (NSW) by application to Pittwater Council and to have that information updated or corrected.



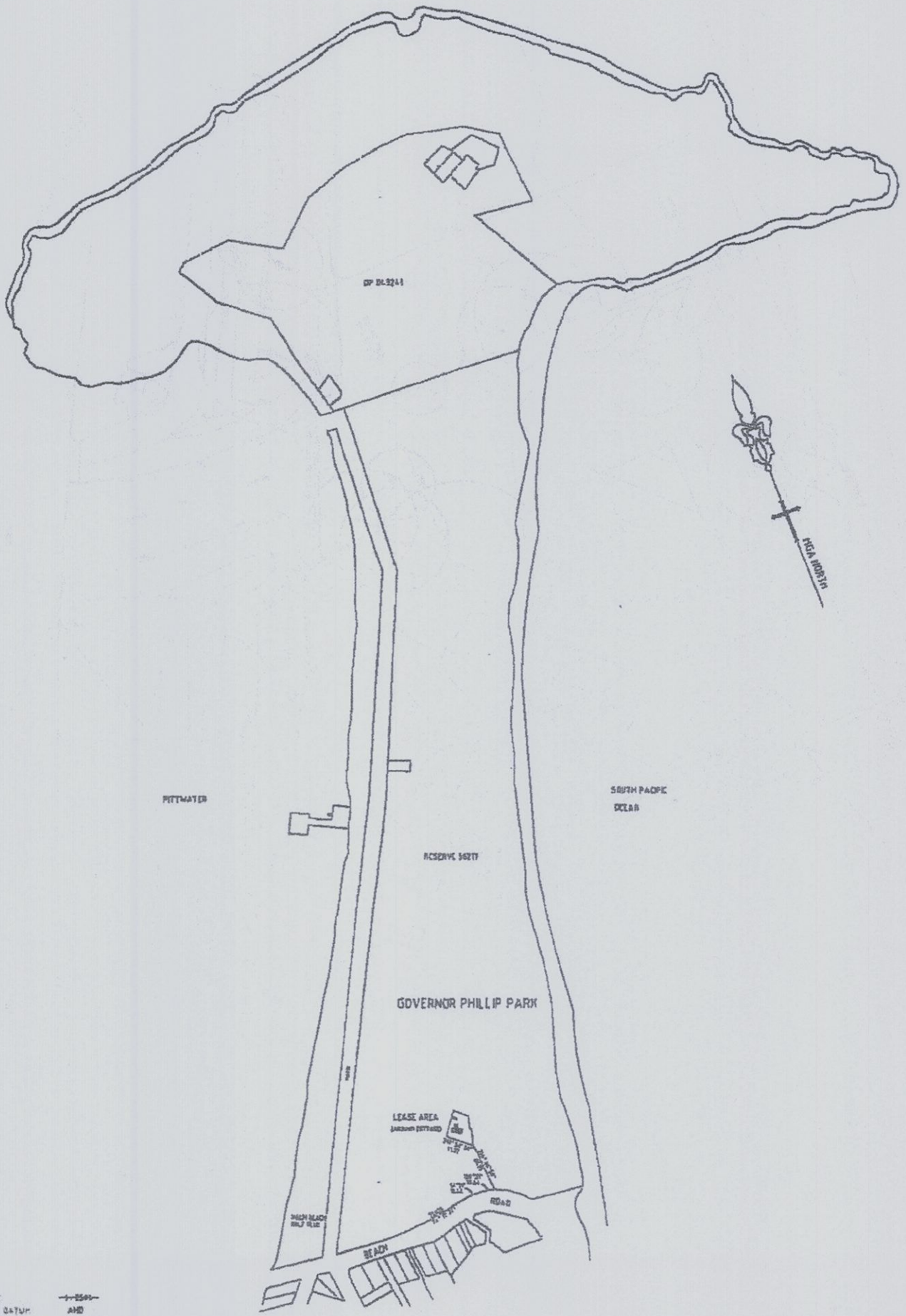
LEASE AREA 1187

SCALE 1:100
 LEVEL DATUM AOD
 DATE OF SURVEY MAY 2001

PROJECT LEASE AREA AROUND COTTAGE
 AT GOVERNOR PHILIP PARK, PALM BEACH

PLAN SHOWING DETAILS
 OF LEASE AREA

STEVE DAVEY AND ASSOCIATES
 LAND AND ENGINEERING SURVEYORS

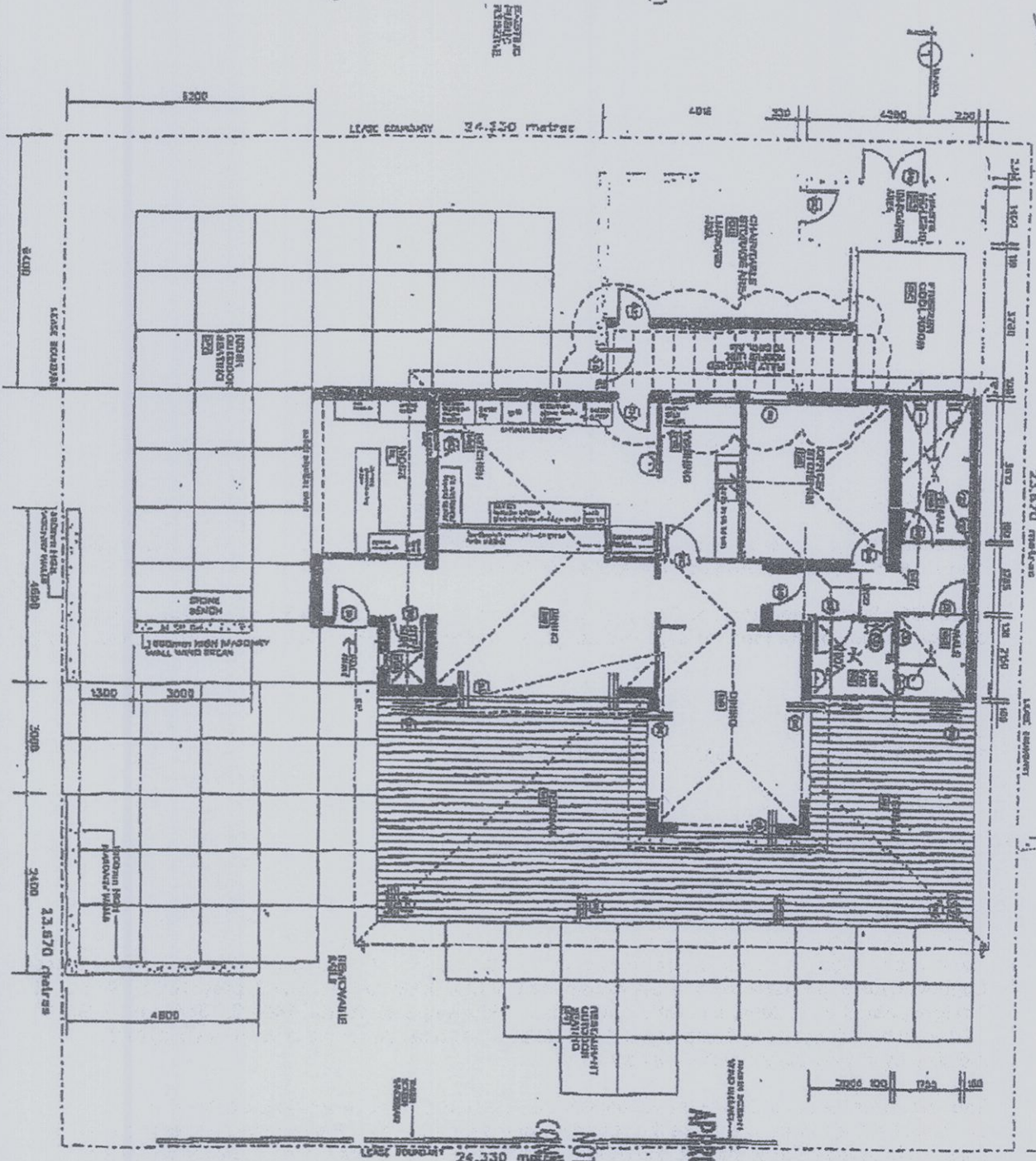


SCALE
 LEVEL DATUM AND
 DATE OF SURVEY MAY 2003

PROJECT LEASE AREA AROUND COTTAGE AT GOVERNOR PHILLIP PARK

PLAN SHOWING LOCATION OF LEASE

STEVE DAVEY AND ASSOCIATES
 LAND AND ENGINEERING SURVEYORS



PITTMATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

NO	REVISIONS	DATE	BY	CHKD	REMARKS
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 02747581 1444 ARCHITECTS P/L 01122

PRODUCT
 The Cottage
 Palm Beach

CLIENT
 SEASONS
 CATERING PTY LTD

DESCRIPTION
 REDEVELOPMENT
 OF EXISTING PREMISES
 TO CATERESTAUANT

SCALE
 1- CONCEPT DESIGN
 2- EXISTING FOR DA ONLY
 3- EXISTING FOR PERMITS
 4- EXISTING FOR PERMITS

DRAWING
 PROPOSED PLAN
 DRAWING NO. DA001

PROJECT NO.
 02017

DATE
 SEP 09

SCALE
 1:100

MODIFICATION OF DEVELOPMENT CONSENT NO: N0330/03

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION

OF A DEVELOPMENT APPLICATION

Applicant's Name and Address:

**SEASONS CATERING PTY LTD
1193 BASRRENJOEY ROAD, PALM BEACH NSW 2108**

Being the applicant in respect of S96 Modification Application No N0330/03/S96/3

Pursuant to section 81 of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of this Development Application for: -

N0330/03/S96/3 Modification of Development Consent N0330/03 for Alterations and additions to change the use of the former ranger's cottage, Governor Phillip Park, to a kiosk/café and restaurant.

At:-

**Lot 7008 DP 1117454
1193A BARRENJOEY ROAD, PALM BEACH NSW 2108**

Decision:

The Development Application has been determined by the granting of consent subject to the conditions detailed below.

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 Project No 02017 S-96 - A01, dated Sept 04, S-96 - A02, dated Sept 04, DA003, prepared by M & BA Architects Pty Ltd, Drawing No RSL-02, prepared by Red Dust Designs, dated June 2004, and further modified by drawings numbered 1565-2, 1565-3 and 1565-4 all drawn by J D Evans & Company, dated 19/3/2013; as amended in red (shown clouded) or as modified by any conditions of this consent.

The reason for the imposition of these 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, 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.

Note: For ease of reference, all of the previous conditions have been re-listed. Those conditions amended or deleted have been highlighted.

Endorsement of date of consent 09/02/2004
Modified 15/3/2004
Modified 10/12/2004
Modified 22/10/2013

**Mark Ferguson
GENERAL MANAGER**

Per:

Malone Legal

PO Box 4175 North curl curl NSW 2099
TEL : 0402 633 967 EMAIL : john@malonelegal.com.au
ABN 71 594 273 929

19 August 2014

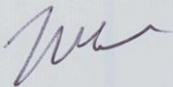
Pittwater Council
1 Park Street
Mona Vale

**Re: Lighthouse Operations Pty Ltd purchase of Dunes Restaurant and Kiosk
Governor Philip Park Palm Beach**

I act for the purchaser and enclose application for building certificate for the above, signed by the purchaser and the landowner.

Please keep me informed of progress of the application .

Yours sincerely



Malone Legal