

R/155986

\$ 30.00

16th November 2004

The General Manager
Pittwater Council
Unit 1 Vuko Place
Warriewood NSW 2102

Dear Sir/Madam

10 PARK STREET, MONA VALE
DEVELOPMENT APPLICATION NO. DA-N0645/04
CONSTRUCTION CERTIFICATE NO. 24643

City Plan Services have issued a Construction Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises.

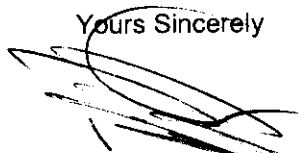
Please find enclosed the following documentation:

- Construction Certificate No. CC 24643
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the certificate.
- Notice of Appointment of Principal Certifying Authority.
- Cheque for Council's registration fee.

Our client has been advised of the necessity to submit to Council the notice of commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Anthony Banham on 8270-3500.

Yours Sincerely



Brendan Bennett
Director
encl

PLANNING
BUILDING
HERITAGE
LANDSCAPE
URBAN DESIGN

CITY PLAN SERVICES

10 Park Street, Mona Vale
Construction Certificate No. 24643

CONSTRUCTION CERTIFICATE NO. 24643

Issued under Section 81A(5) and Part 4A Sections 109C of the Environmental Planning and Assessment Act 1979

APPLICANT

Name of person having benefit of the development consent:

Brad Jacobs

The Coffee Club Franchising Aust P/L

PO Box 5786, West End, QLD 4101

Phone: (07) 3010 3000 Fax: (07) 3844 2551

Address:

Contact Details:

OWNER

Name:

Multiplex Pittwater Place P/L

Address:

Level 4, 1 Kent Street, Sydney

Contact Details:

Phone: 9256 5000 Fax: 9256 5001

DEVELOPMENT CONSENT

Consent Authority/Local Government Area:

Pittwater Council

Development Consent No:

DA-N0645/04

Date of Development Consent:

15.10.04

PROPOSAL

Address of land on which the work is to be carried out:

10 Park Street, Mona Vale

Building Classification:

10b

Type of Construction:

N/A

Scope of building works covered by this Notice:

Outdoor fixed umbrella structure to existing café.

Value of Construction Certificate (Incl GST):

\$3,300.00

Plans and Specifications approved:

Schedule 1

Fire Safety Schedule:

N/A

Critical stage inspections:

See attached Notice

Exclusions:

Nil

Conditions (Clause 187 or 188 of the Environmental Planning & Assessment Regulation 2000):

Nil

PROJECT BUILDING SURVEYOR

Please contact **Anthony Banham** for any inquiries

CERTIFYING AUTHORITY

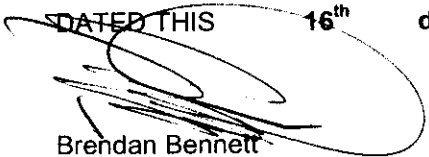
Brendan Bennett for and on behalf of
City Plan Services Pty Ltd

ACCREDITATION BODY

Planning Institute Australia NSW Accreditation Scheme
Registration No. 3004

That I, Brendan Bennett, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.

DATED THIS **16th** day of **November** **2004**


Brendan Bennett
Director

NB: Prior to the commencement of work S81A(2)(b)(i) and (ii) and (b2)(i) and (ii) and (iii) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied.

SCHEDULE 1 APPROVED PLANS AND SPECIFICATIONS

1. Endorsed architectural plans prepared by KP Architects

Plan Title	Drawing No	Revision	Date
Floor Plan	03184-WD01	G	18.08.04

2. Other documents relied upon

Title	Prepared By	Reference	Date
Construction Certificate Application Form	The Coffee Club Franchising Aus P/L		11.11.04

NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(ii)

PROPOSAL

Address of land on which the work is to be carried out:

Description of building works covered by this Notice:

10 Park Street, Mona Vale

Outdoor fixed umbrella structure to existing café.

APPLICANT

Name of person having benefit of the development consent:

Address:

Contact Details:

Brad Jacobs

The Coffee Club Franchising Aust P/L

PO Box 5786, West End, QLD 4101

Phone: (07)3010 3000 Fax:(07)3844 2551

RELEVANT CONSENTS

Development Consent No:

Date of Development Consent:

Construction Certificate No:

Date of Construction Certificate:

DA-N0645/04

15.10.04

CC 24643

16.11.04

INSPECTION TELEPHONE NUMBER

Please telephone the following number to book a critical stage inspection:

Ph8270 3500

A minimum period of 48 hours is to be provided

CERTIFYING AUTHORITY

Brendan Bennett for and on behalf of CPS

ACCREDITATION BODY

Planning Institute Australia NSW

Accreditation Scheme

Registration No. 3004

MANDATORY CRITICAL STAGE INSPECTIONS

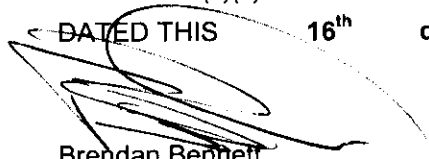
That I, Brendan Bennett, of City Plan Services located at Level 1, 364 Kent Street, Sydney acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.

The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(iii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.

DATED THIS 16th day of November 2004


Brendan Bennett
Director

SCHEDULE 1 MANDATORY CRITICAL STAGE INSPECTIONS

NO.	CRITICAL STAGE INSPECTION	INSPECTOR
1.	At commencement of building work	Certifying Authority
2.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority

SCHEDULE 2 OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING AUTHORITY

NO.	OTHER CRITICAL STAGE INSPECTIONS	INSPECTOR
	None have been specified in this instance	N/A

CONSTRUCTION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979*
Sections 81A(2), 109C(1)(b)

IDENTIFICATION OF BUILDING

Address 10 PARK STREET
LOT 10 ON DP 818304
Lot, DP/MPS etc FOLIO 70 VOL 8643, FOLIO 250
Suburb or town MONA VALE Post Code 2103

DESCRIPTION OF DEVELOPMENT

Detailed Description:

CAFE (EXISTING)
OUTDOOR FIXED UMBRELLA STRUCTURE

APPLICANT

Name BRAD JACOBS Company THE COFFEE CLUB
FRANCHISING AUST. PT.
Address PO BOX 5786
Suburb or town WEST END Post Code 4101
Phone B/H (07) 3010 3000 Fax No (07) 3844 2551
Mobile _____ Email _____

As the applicant, I/we hereby submit this Construction Certificate Application under the Environmental Planning & Assessment Act 1979, with City Plan Services Pty Ltd.

Signature of applicant:

Sign [Signature] Date 8/11/04

CONSENT TO ALL OWNER(S)

Name JUSTIN KUITERS Company MULTIPLEX PITTVATER
PLACE P/L.
Address LEVEL 4, 1 KENT ST
Suburb or town SYDNEY Post Code 2000
Phone B/H (02) 9256 5000 Fax No (02) 9256 5001
Mobile _____ Email _____

As the owner of the above property:

1. I/we consent to this application; and
2. I/we appoint Brendan Bennett of City Plan Services Pty Ltd as the Principal Certifying Authority for the building work identified in this application.

Signature of Owner

Sign [Signature] Date 11/11/04

VALUE OF WORK

Estimated Cost of work:

\$ 3,000 -

GST:

\$ 300 -

For developments over \$5 million, a Quantity Surveyors Certificate verifying the cost must be submitted on lodgement of the application.

DEVELOPMENT CONSENT

Development Consent No

No. N0645/04 (PITTWATER COUNCIL)

Date of Determination

Date 15/10/2004

**BUILDING CODE OF AUSTRALIA
BUILDING CLASSIFICATION**

Nominated on the Development Consent

Class N/A

RESIDENTIAL BUILDING WORK

Relevant only to residential building work

Owner-builder Permit No. N/A

or

Name of Builder

Address

Telephone

Fax

Contractor License No.

REQUIRED ATTACHMENTS

- Note 1 details the information that must be submitted with an application for a construction certificate for proposed building works
- Note 2 details the additional information that may be submitted with an application for a construction certificate for proposed residential building work.

Schedule 1 information to be
Collected for ABS Particulars of the proposal

DESCRIPTION

What is the area of the land (m²)

Gross floor area of existing building (m²)

What are the current uses of all or parts of the building(s)/land?

(If vacant state vacant)

Location

Use

Does the site contain a dual occupancy?

What is the gross floor area of the proposed addition or new building (m²)

What are the proposed uses of all parts of the building(s)/land?

Location

Use

Number of pre-existing dwellings

Number of dwellings to be demolished

How many dwellings are proposed?

How many storeys will the building consist of?

MATERIALS TO BE USED

Walls	Code	Roof	Code
Brick veneer	12	Aluminium	70
Full brick	11	Concrete	20
Single brick	11	Concrete tile	10
Concrete block	11	Fibrous cement	30
Concrete/masonry	20	fibreglass	80
Concrete	20	Masonry/terracotta	10
Steel	60	a shingle tiles	20
Fibrous cement	30	Slate	20
Hardiplank	30	Steel	60
Timber/weatherboard	40	Terracotta tile	10
Cladding aluminium	70	Other	80
Curtain glass	50	Unknown	90
Other			
Unknown	90		
Floor	Code	Frame	Code
Concrete	20	Timber	40
Timber	10	Steel	60
Other	80	Other	80
Unknown	90	Unknown	90

Schedule 2 – Existing Essential Fire Safety Measures
Part 1 of 2

Item No.	Existing Measure	Is this measure Installed in the Building? Yes / No	If yes, enter the current standard of performance (eg: ORD 70 Clause 19.2 or BCA Clause E1.5 & AS 2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Paths of travel stairways passageways or ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers		
23	Pressurising system		
24	Required (automatic) exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

This is an accurate statement of all existing Fire Safety Measures implemented in the whole building.

Signed (Owner/ Agent) Name Date

Schedule 3 – Proposed Essential Fire Safety Measures
Part 2 of 2

Item No.	Proposed New Measure	Is this measure Installed in the Building? Yes or No	If yes, enter the current standard of performance (eg: BCA Clause E1.5 & AS2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
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29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

This is an accurate statement of all proposed Fire Safety Measures to be installed/ modified in the whole building.

Signed (Owner/ Agent) Name Date

NOTES

For Completing Construction Certificate Application

Note 1

The following information must accompany applications for a construction certificate for building and subdivision work.

Building Work

In the case of an application for a construction certificate for **building work**:

- a) Copies of compliance certificates relied upon
- b) Four (4) copies of detailed plans and specifications

The plan for the building must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show a plan of each elevation of the building
- show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground
- indicate the height, design, construction and provision for fire safety and fire resistance (if any).

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specification the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give particulars of any second-hand and give particulars of any second-hand materials to be used.

- c) Where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:
 - details of the performance requirements that the alternative solution is intended to meet, and
 - details of the assessment methods used to establish compliance with those performance requirements.
- d) Evidence of any accredited component, process or design sought to be relied upon.
- e) Except in the case of an application for, or in respect of, a class 1a or class 10 building:
 - a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated; and
 - if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capacity and basis of design of each of the measures concerned.

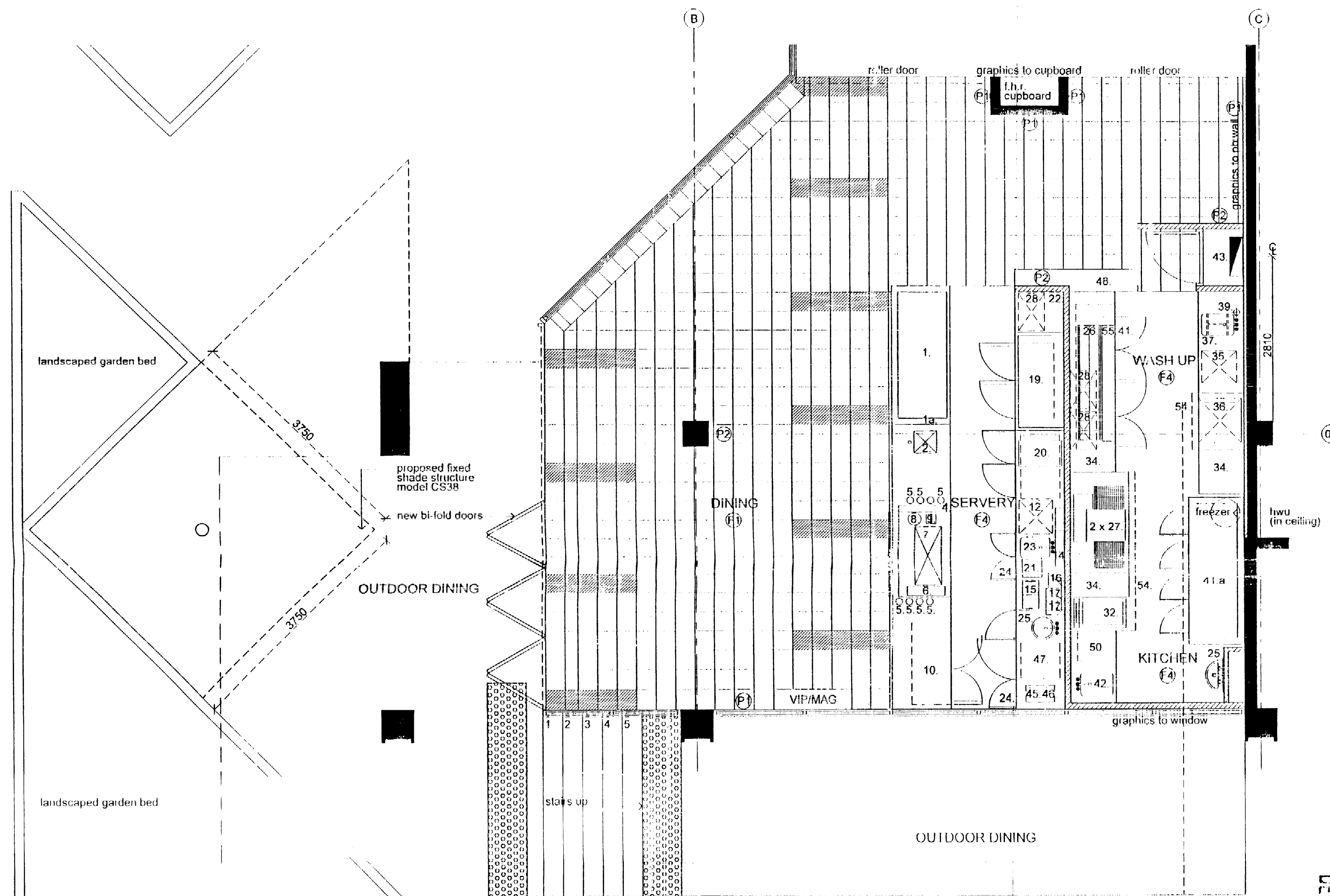
Note 2

Home Building Act Requirements

In the case of an application for a construction certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- a) In the case of work by a licensee under that Act:
 - (i) a statement detailing the licensee's name and contractor licence number, and
 - (ii) documentary evidence that the licensee has complied with the applicable requirements of that Act*,
or
- b) In the case of work done by any other person:
 - (i) a statement detailing the person's name and owner-builder permit number, or
 - (ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in section 29 of that Act.
 - (iii)

*A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.



LEGEND

1. cake display 2000 long
- 1a. utensil rack side of cake display
2. cash register
4. under bench cup dispenser
5. stainless steel spoon insert
6. stainless steel liquor insert
7. coffee machine
8. coffee grinder
9. bang hole with bin under
10. 2 door milk fridge under 900 high
12. ice machine under bench
14. syrups
15. ice cream well
16. milkshake maker
17. smoothie machine
19. 2 door upright fridge
20. post mix tower - unit under bench
21. ice well 300 x 300 x 110 deep
22. wine display
23. frappe sink 350x45 3x300d
24. lockable cupboard under
25. hand basin w soap & towel dispenser
26. 24 hole refrigerated prep bench
27. Impinger
28. microwave on shelf over
29. salamander
32. fryer
33. slicer
34. stainless steel bench top
35. glass washer under
36. dishwasher under bench
37. wash up sink 400 x 400 x 200 deep with s/steel "H" rods over sink
39. spray rinsing arm
41. 4 door fridge under 900 high
- 41a. 3 glass shelves under 900 high milk shelves to have side rail
42. prep sink 400 x 400 x 250 deep
43. distribution board
44. glass rack over
45. stereo under allow for GPO
46. fax
47. safe under bench
48. pass through
50. bread hopper 2 drawers
54. stainless steel exhaust canopy
55. removable cutting bench

NOTES

- new PB lined hebel walls
 - exist tenancy walls
 - cold room panels
 - feature tile
- NOTE
Core holes to be drilled through gables under counter to provide access for power cables

G	UMBRELLA DA	LW	18/05/04
F	REVISED ISSUE	LW	31/05/04
E	REVISED ISSUE	LW	17/05/04
D	REVISED ISSUE - IMPROVING	LW	11/05/04
C	REVISED ISSUE	LW	06/05/04
B	REVISED ISSUE	LW	22/03/04
A	PRELIMINARY ISSUE	LW	09/03/04
ISS	REVISION	INIT	DATE
NOT FOR CONSTRUCTION THESE PLANS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION			
1/3/72 Vulture Street West End Q 4101 PO Box 55115 West End Q 4101			
P 07 3211 2244 F 07 3211 2255			

Client
THE COFFEE CLUB FRANCHISING AUST P/L

Project
THE COFFEE CLUB MONA VALE, NSW CLUB

Drawing Title
FLOOR PLAN

Scales
1:50

Date
MARCH 04

Drawing Number
03184-WD01

Drawn
LW

Issue
G

FLOOR PLAN
SCALE 1:50

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

APPROVED DEVELOPMENT CONSENT PLANS

PITWATER COUNCIL

CITY PLANNING SERVICES

Construction Certificate Approved Date:
24 6 4 3 16 NOV 2004

Certifying Authority: Brendan Bennett

Accreditation No: PIA3004