

RECEIVED MONA VALE
10 SEP 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: BC0078/14

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: 20-22 Street: Macpherson Street
Suburb: Warnewood
Lot: _____ DP: _____

Applicant

Applicants Name: Sanctuary Cafe & Restaurant
Postal Address: 20 Macpherson Street
Suburb: Warnewood NSW Postcode: 2102
Phone () _____ Daytime Contact No () _____
Mobile () 0414440222 Fax () _____
Email: jeremy-drayton@me.com

You can apply for a building Certificate if you are:
(Please tick the appropriate box)

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

Signature: J Drayton Date: 8/9/14

For access to the building please contact: Vaughan Thompson
Phone: 99978244 Mobile: _____

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 Costal 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

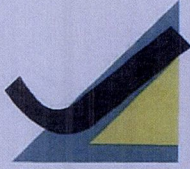
Receipt No: 366960 Date: 10 Sept 2014 Cashier Code (FHEA)

\$255.00

[Signature]

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.



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MP 29562A.
5th August, 2014.
Page 1.

FLOOD RISK REPORT FOR DEVELOPMENT APPLICATION AT 20-22 MACPHERSON STREET, WARRIEWOOD.

1. INTRODUCTION.

1.1 This assessment has been prepared to accompany an application for a development. The requirements of the Council's DCP 21 Part B.3.18 November, 2013 have been met.

1.2 Flood advice from Council's Narrabeen Lagoon Flood Study (Oct 2013) was obtained from the Council in the form of a Flood Information Basic, dated 11th July, 2014. (Appendix 1).

2. EXISTING DEVELOPMENT.

2.1 The property is located on the northeast side of Macpherson Street. The existing property has minimal fall and is predominantly flat. An existing creek runs from the northwest to the southeast along most of the rear boundary of the subject property. This is a commercial property with many different buildings and uses over the site.

3. PROPOSED DEVELOPMENT.

3.1 A refurbishment of the existing cafeteria and adjoining outside dining area. Floor levels of these areas given by B&G Surveying dated 29th July, 2014.

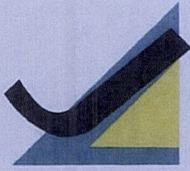
4. FLOOD ADVICE.

4.1 The flood advice information for the areas under development taken from the yellow dotted area from Council's report is 1% AEP flood level of 9.00 AHD.

5. FLOOR LEVELS.

5.1 The existing floor levels are 8.81m AHD for the cafeteria and 8.84m AHD for the outside dining area. These existing floor levels are up to 0.19m below the 1% AEP event level of 9.00 AHD.

DIRECTOR: N. J. HODGSON
67 Darley Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
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Page 2.

- 5.2 The floor level of the existing cafeteria and outside dining area cannot be changed to the FPL level because they are of only a small part of the existing floor levels of the existing areas already being used on the subject property.

6. FLOOD IMPACTS.

6.1 **1% Annual Exceedance Probability Level (1% AEP).**

6.1.1 The degree of inundation is low to the existing floor levels of the cafeteria and outside dining area as water depths of 0.19m are expected for the 1% AEP event.

6.1.2 The hazard level is low for to the existing floor levels of the cafeteria and outside dining area as water depths of 0.19m but with velocities over 2.0 m/s are expected for the 1% AEP event

6.1.3 Debris will have a minimal impact during this event on the cafeteria and outside dining area as the surrounding areas of the site will possibly have higher water levels thus allowing the transport of debris in adjacent areas.

6.1.4 Buoyancy will have minimal impact during this event on the cafeteria and outside dining area with the possibility of some furniture being able to become buoyant.

6.1.5 Evacuation and emergency procedure will need to be indicated by signs also showing the extents of flooding on the subject site.

7. FLOOD ASSESMENT.

7.1 The effect on the net flood storage will be minimal on the 1% AEP event with waters not being affected as the area is already similarly developed and thus no significant change to the volume.

7.2 There are minimal or no adverse impacts on neighbouring properties in the 1% AEP event as the area is already similarly developed.



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8. RECOMMENDATIONS.

8.1 Ensure the owner of the property is made aware of the flood information and the possible extents of the flooding as indicted by Council's report. The owner is to understand that the property will have floodwaters above the existing ground levels affecting their property and some damage to low lying infrastructure and goods is possible.

8.2 All electrical, including kitchen and cooking equipment, wiring, fuel lines or any service pipes and where possible plumbing to be located as high as possible above the possible 0.19m inundation levels of existing floor levels. Also where the electrical wiring/data cabling is below inundation levels provisions are to be made for suitable continuous submergence 0.7m above existing floor levels and conduits graded so they are free draining in a flood event.

8.3 Evacuation procedures to be known to all inhabitants and visitors to the subject address showing the most likely evacuation path to Macpherson Street.

8.4 Where possible all measures taken to alleviate the effect of flood waters to any new or old infrastructure for the cafeteria and outside dining refurbishment.

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Appendix 1.

FLOOD LEVEL POINTS



Let Boundary

Map not to Scale

Note: Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Flood study reference) and aerial photography (Source: Near Map 2012) are indicative only

Flood Levels

	1% AEP Max Water Level (m AHD)	1% AEP Max Water Depth (m)
●	8.55	0.15
●	8.70	0.10
●	9.00	0.10
●	9.55	0.15
●	9.30	0.15
★	8.00	0.20

Issue Date: 11 July 2014

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CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MP 29562B.

10th September, 2014.

Page 1.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 2103

Dear Sir,

20-22 MACPHERSON STREET, WARRIEWOOD.
Development Application N^o. N0608/04

On the 8th September, 2014 we inspected the completed steel members for the kitchen range hood in the cafeteria at the subject address we have also reviewed the provided photos that were taken during construction and the structural drawings prepared by Civil & Structural Engineering Design Services Pty Ltd. At the time of our inspection the steel members were in accordance with the above drawing and AS4100.

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#copy

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

S96 No: N0428/06/S96/2

4 September 2014

SANTUARY CAFÉ & RESTAURANT PTY LTD
20-22 MACPHERSON STREET
WARRIEWOOD NSW 2102

Dear Sir/Madam

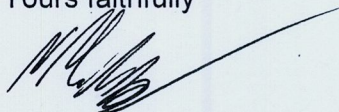
N0428/06/S96/2 Modification of Development Consent N0428/06 for Alterations and increased seating to existing Cafe and formalisation of existing carparking at 20-22 MACPHERSON STREET WARRIEWOOD NSW 2102.

Your request for modification has been considered by Council and it has been agreed to modify the Consent.

Please find attached the consent as modified.

If there are any matters that require further clarification, please do not hesitate to contact me.

Yours faithfully



Nick Armstrong
PLANNER



#copy

FoodNotify

Home Contact Us

Food Business Notification

Notification Reference Number: 95612

New Notification Edit Notification Premises Print Confirmation

Notification Confirmation

Your Notification for this Food Business has been recorded by Food Notify.

Please **PRINT** or keep your own record of the following details:

Print

Business Notification Reference Number: 95612

Date of Notification: 09 Sep 2014

Proprietor / Company Name: Sanctuary Cafe Rest Pty Ltd

Contact: Jeremy Drayton
(P) 99792557

Office Address: U 2 27 Delecta Ave
CLAREVILLE NSW 2107

To keep a record of this notification, either press Print or highlight the text area with your mouse, press Ctrl-C, then paste the details into another application such as Microsoft Word or Excel.

Please note your Online access code (for viewing / changing details online): **txp927**

The above access code is confidential and is to be used in conjunction with your Notification Reference number to view / change your notification details online. We recommend you change this access code from time to time to maintain privacy and security.

Next Steps

The Authority's website has information to help new and existing food businesses understand their legal requirements and responsibilities.

PITTWATER COUNCIL
DEVELOPMENT DIVISION
FILE NOTE

RECORD OF MEETING/ENQUIRY/TELEPHONE CALL/COMPLAINT

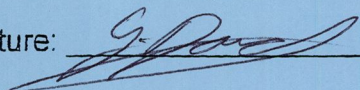
Date: 10/09/2014 File No: BC0078/14

Participants: Gareth David, Matthew Edmonds

Address: 20-22 Macpherson street

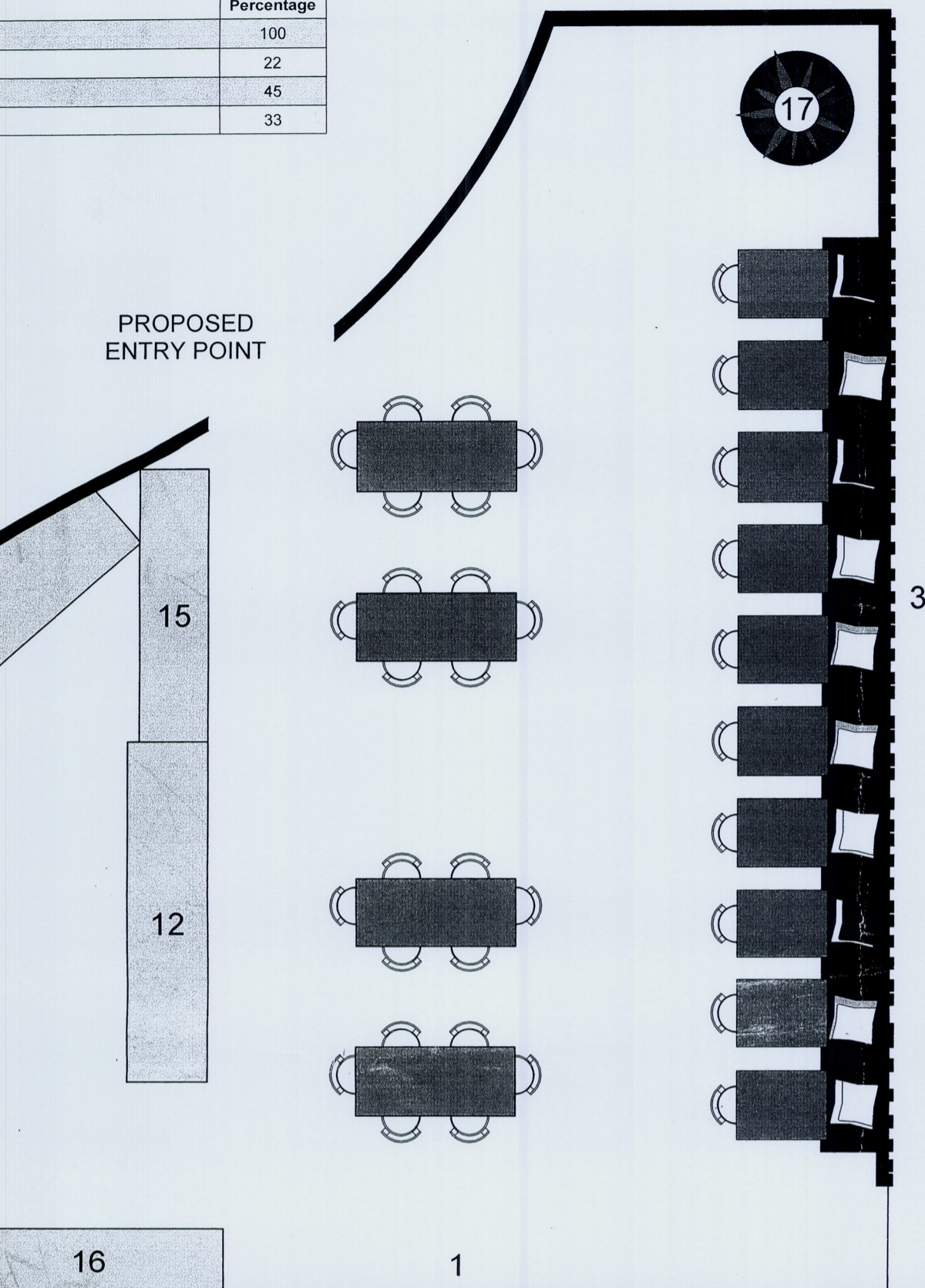
After discussion with Matthew Edmonds it was decided to charge \$250. If Wal decides a greater fee is needed, the applicant is willing to pay the necessary fee.

Applicant indicated that information provided was what was discussed with Wal.

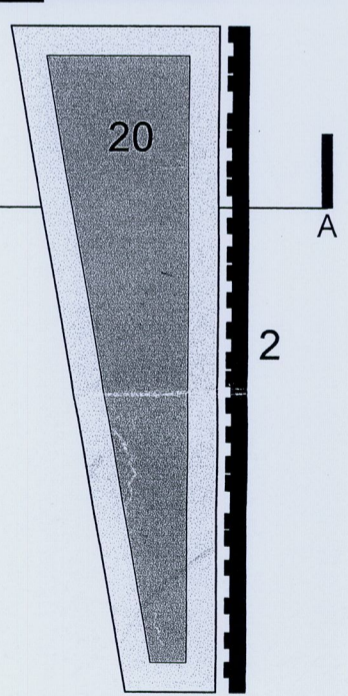
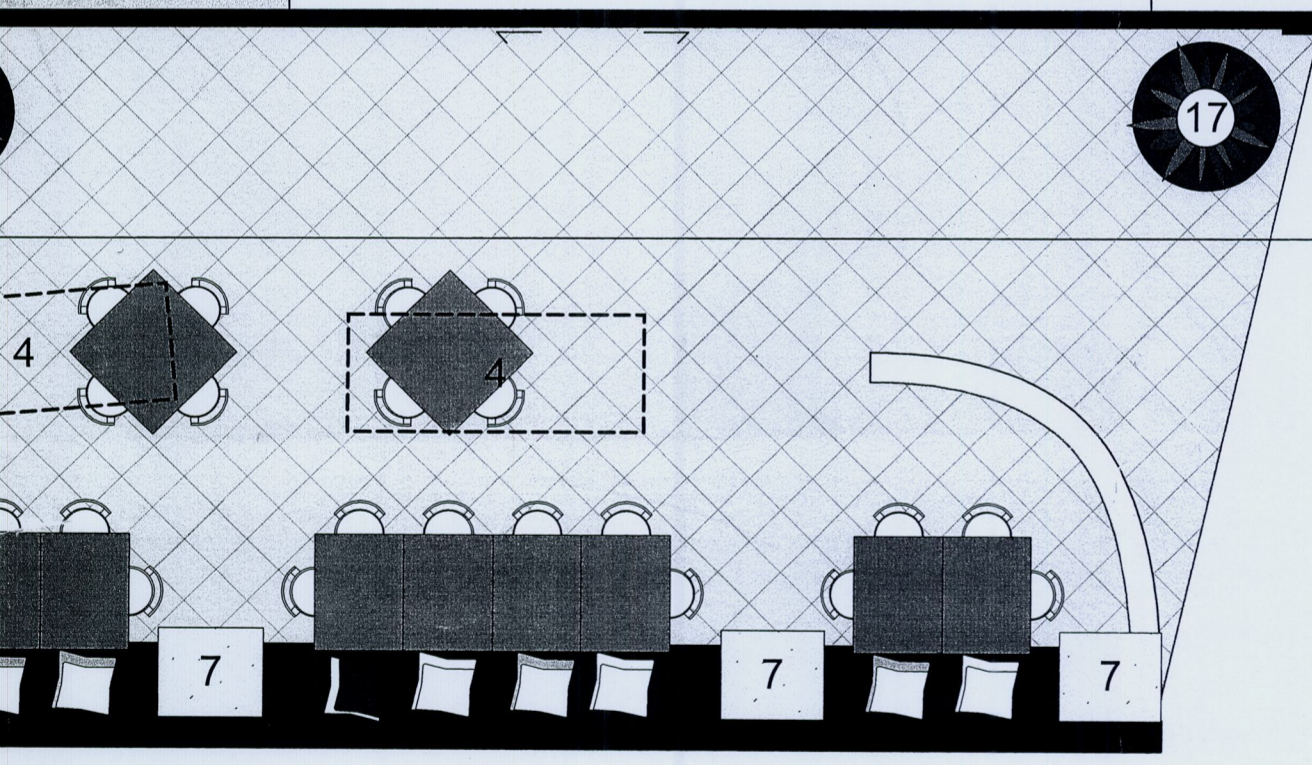
Officers Signature: 

	Percentage
	100
	22
	45
	33

PROPOSED ENTRY POINT



WILLOWBUSH COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS
 NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.
 THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

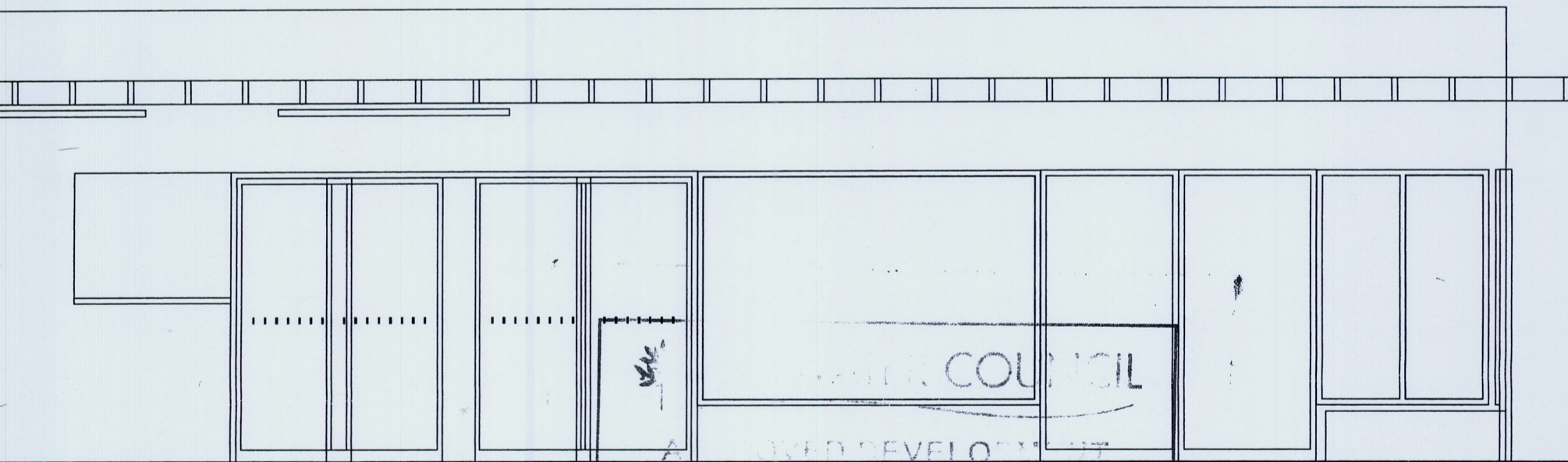
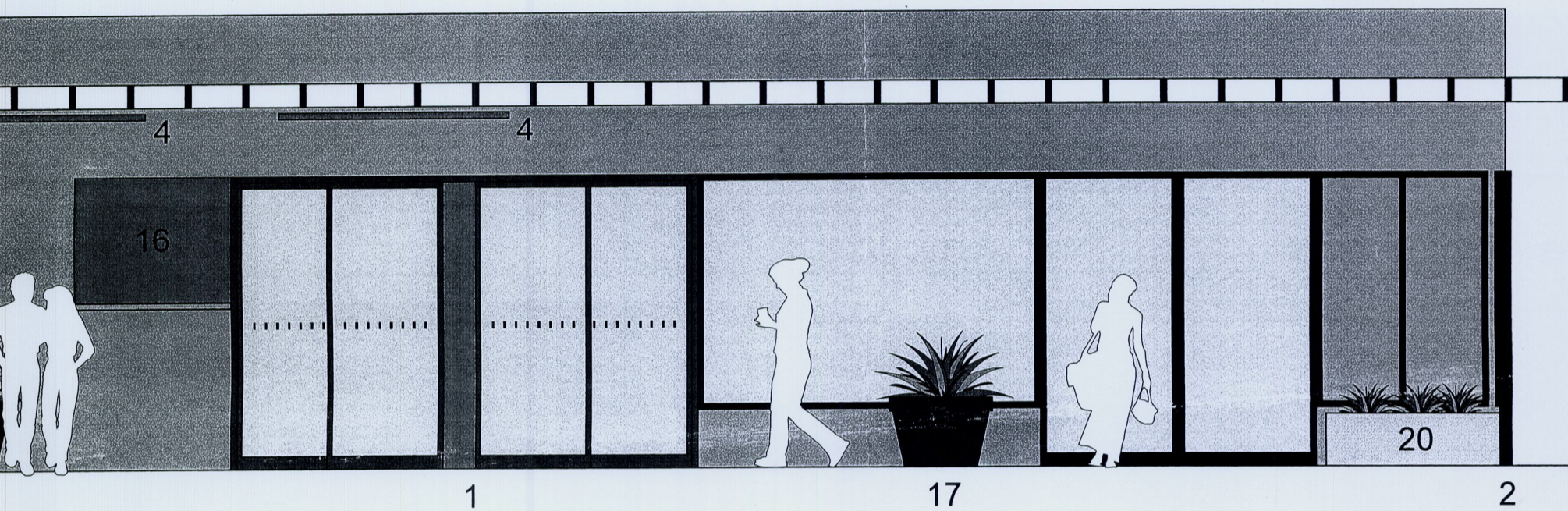


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 PO Box 254
 Wahroonga
 NSW 2076

mike cass.com.au

	Percentage
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WATER COUNCIL
APPROVED DEVELOPMENT
CONSENT PLANS
IF THESE PL3000 ARE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.
THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

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GENERAL NOTES

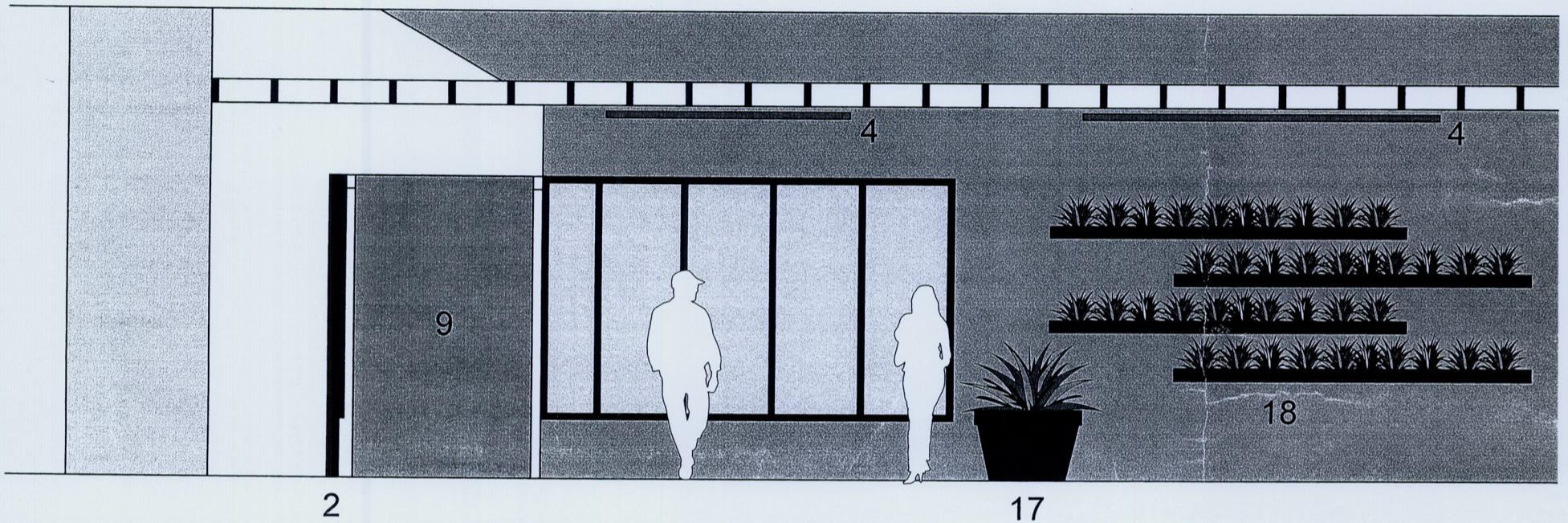
This plan is to be read in conjunction with Engineering plans, Architectural plans and any other plans or written instructions issued relating to the development at the subject site. All dimensions are NOMINAL. All dimensions and levels are to be checked by contractor before commencing work. Figured dimensions take preference to scale. Any discrepancies are to be confirmed by the designer. All construction practices are to be in accordance with the current issue of the BCA and all other relevant Australian Standards and codes. All carpentry work to comply with AS 1684 Residential Timber Framed Construction. All prefabricated timber trusses and frames to be installed to the manufacturers details & specification. All concrete slabs, retaining walls, structural steel, foundations and footings to be designed and specified by the consulting structural engineer and built strictly in accordance with such details as approved. Structural construction setout to be approved by client prior to construction commencing.

SITE CALCULATIONS

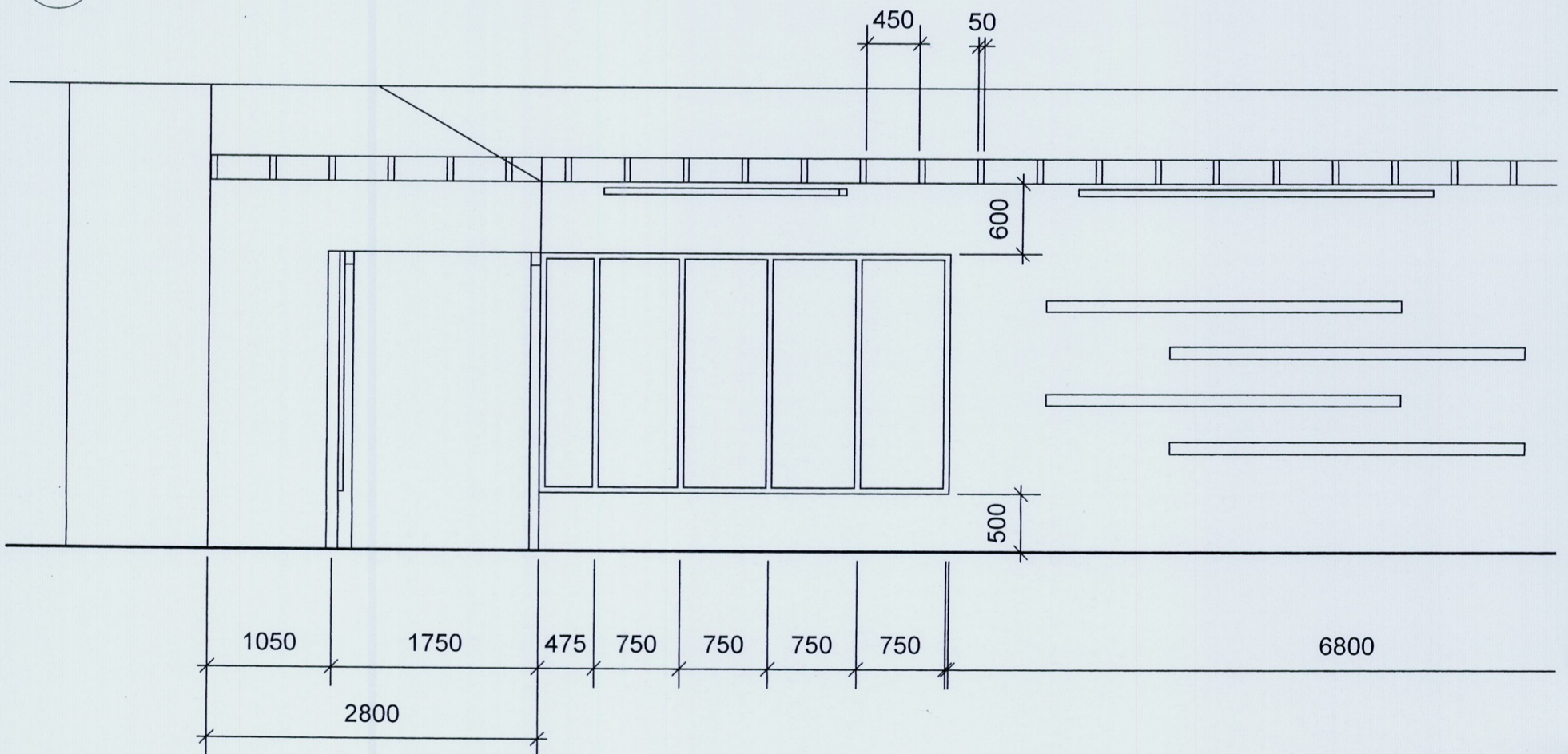
Item	SC
Site Area	20
Kitchen/Wet Areas	45
External Dining Space	90
Internal Dining Space	65

KEY

- 1. PROPOSED CEDAR
- 2. WASHED TIMBER P
- 4. CEILING FEATURE
- 9. OPERABLE OPAQU
- 16. SERVERY WINDO
- 17. LARGE PLANTER I
- 18. VERTICAL HERB V
- 20. EXISTING GARDEI



02 Elevation - Materiality



01 External Elevation

NOTE

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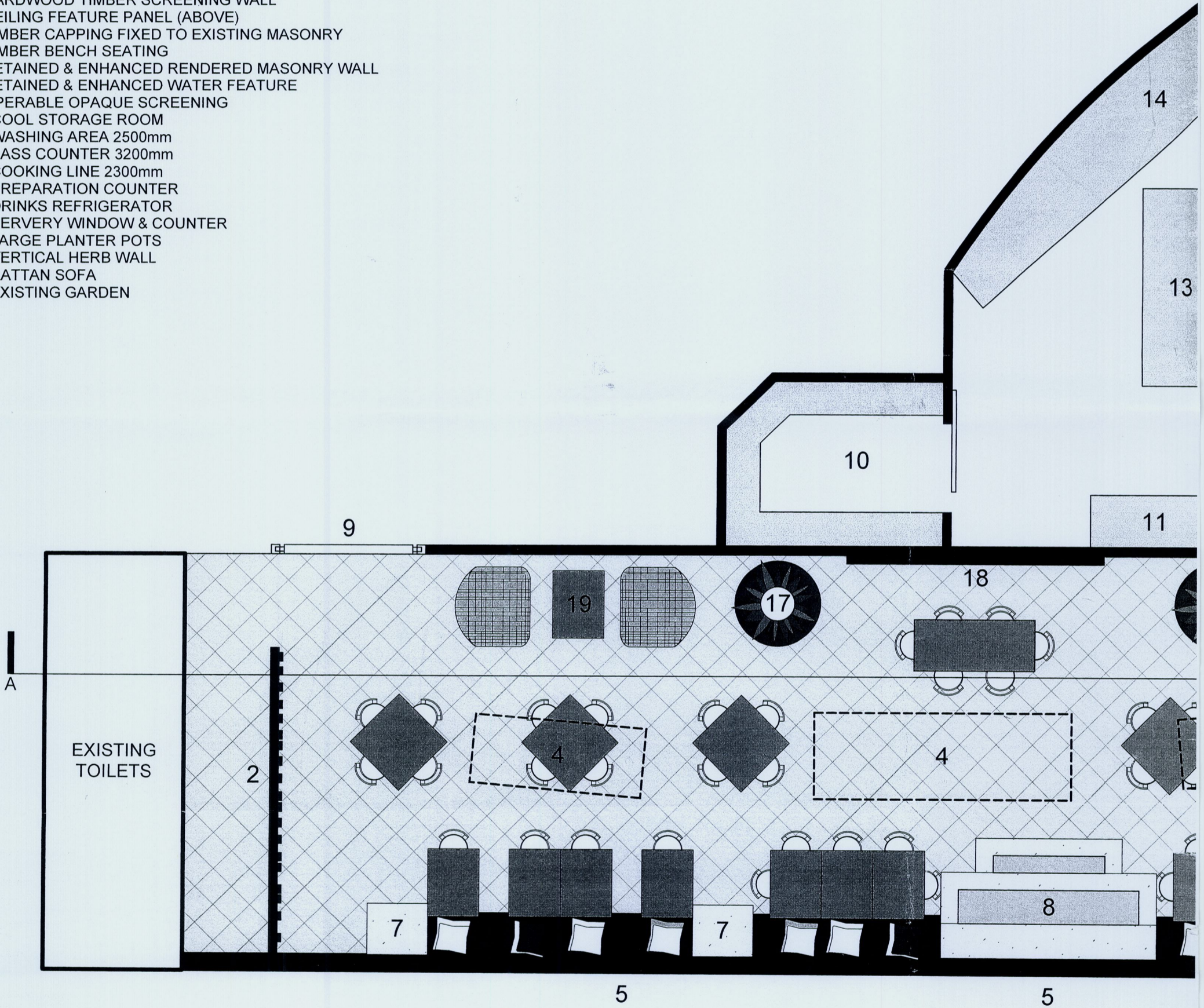
GENERAL NOTES

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SITE CALCULATIONS	
Item	SQM
Site Area	200sqm
Kitchen/Wet Areas	45sqm
External Dining Space	90sqm
Internal Dining Space	65sqm

KEY

1. EXISTING ENTRY
2. WASHED TIMBER PRIVACY SCREENING
3. HARDWOOD TIMBER SCREENING WALL
4. CEILING FEATURE PANEL (ABOVE)
5. TIMBER CAPPING FIXED TO EXISTING MASONRY
6. TIMBER BENCH SEATING
7. RETAINED & ENHANCED RENDERED MASONRY WALL
8. RETAINED & ENHANCED WATER FEATURE
9. OPERABLE OPAQUE SCREENING
10. COOL STORAGE ROOM
11. WASHING AREA 2500mm
12. PASS COUNTER 3200mm
13. COOKING LINE 2300mm
14. PREPARATION COUNTER
15. DRINKS REFRIGERATOR
16. SERVERY WINDOW & COUNTER
17. LARGE PLANTER POTS
18. VERTICAL HERB WALL
19. RATTAN SOFA
20. EXISTING GARDEN



01 Floorplan Fitout - Materiality

Jeremy Drayton
 Warriewood NSW
 Floorplan Fitout
 16 July 2014
 1:50 @ A2
 A0.002[A]
 Mike Cass

