



URBAN CITY
CONSULTING PTY LTD

Please send invoice/receipt for our records
Thank you

With Compliments

PO Box 1201 Windsor NSW 2756 | Ph 02 4587 7000 Fax 02 4587 9044 | info@urbancityconsulting.com.au

www.urbancityconsulting.com.au



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Windsor NSW 2756
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INTERIM OCCUPATION CERTIFICATE 090105 (COMMERCIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

APPLICANT DETAILS

Applicant Midson Management
Address 2 Dawson Street Epping NSW 2121
Contact Details **Phone** 9868 6923 **Fax** 9868 6924

OWNER DETAILS

Name of person having benefit of the development consent Loquat Valley Anglican School
Address 1977 Pittwater Rd Bayview NSW 2104
Contact Details **Phone** 9979 5755 **Fax**

RELEVANT CONSENTS

Consent Authority/Local Government Area Pittwater Council
Complying Development Certificate No 090105 **Date issued** 23/12/2009
Decision Made Under SEPP (Infrastructure) 2007

PROPOSAL

Address of Development 1977 Pittwater Rd Bayview NSW 2104
Lot 1 DP304830 Lot A DP360274 Lot 20 DP635214
Building Classification 9b 10b
Type of Construction C
Scope of building works covered by this Notice new classrooms storerooms and accessibility upgrade
Attachments Schedule 1
Fire Safety Schedule Schedule 2
Exclusions Disabled ramps and landscaping

PRINCIPAL CERTIFYING AUTHORITY

Principal certifying authority Troy Myers
Accreditation Body Building Professionals Board
Registration No BPB 0284

I Troy Myers as the certifying authority certify that

- I have been appointed as the Principal Certifying Authority under s109E
- A current Development Consent or Complying Development Certificate is in force with respect to the building
- A Complying Development Certificate has been issued with respect to the plans and specifications for the building
- The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia
- Where required a final Fire Safety Certificate has been issued for the building
- Where required a report from the Commissioner of Fire Brigades has been considered

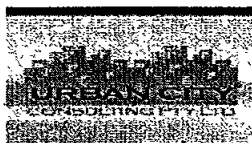
DETERMINATION

Approval dated this 18/06/2010

Troy Myers
Accredited Certifier

Right of Appeal Under s109K where the Certifying Authority is Council an applicant may appeal to the land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision

PRVC 830 REC 282020
23/6/10



Address PO Box 1201
Windsor NSW 2756
Tel 02 4587 7000
Fax 02 4587 9044
Email info@urbancityconsulting.com.au
Web www.urbancityconsulting.com.au

SCHEDULE 1

DOCUMENT	PREPARED BY	REFERENCE	DATE
Site Inspection Report Piers	Birzulis Associates Pty Ltd		11/01/2010
Geotechnical Inspection	Jeffery and Katauskas Pty Ltd		12/01/2010
Certificate of Compliance - Fire Hydrant Coverage	David Buckle & Associates		11/06/2010
Waterproofing Certificate	Modena Ceramics Pty Ltd		9/06/2010
Sub Soil & Stormwater Drainage Certification	Gow Plumbing & Draining NSW Pty Ltd		
Structural Certificate	Birzulis Associates Pty Ltd		2/06/2010
Surveyors Report	Craig & Rhodes		16/06/2010
Fire Resistant Plasterboard Certificate	Greenline Constructions Pty Ltd		9/06/2010
Ballustrades Handrails Installation Certificate	Nelson Bay Steel Fabrication Pty Ltd		1/06/2010
Certificate of Compliance Stormwater Drainage	David Buckle & Associates		4/01/2010
Roller Shutters Fire Rating Certificate	Able Door Services (NSW) Pty Ltd		24/02/2010
Final Fire Safety Certificate	Frank Tropea		18/06/2010

**ABLE DOOR SERVICES (NSW) PTY LTD
107 LONG STREET, SMITHFIELD NSW 2164
PHONE: (02) 9757 1877 FAX: (02) 9757 1652**

24/2/10

Re; KRGS ROLLER GRILLES & SHUTTERS

Site; 1977 PITWATER RD BAYVIEW

Dear Sir,

**Re; Fire Rating Certificate for New Roller
Shutters Installed At Above Premisies**

Certificate No; 009449

This is to certify that the Roller Shutters described above have been manufactured in accordance with Australian Standard 1530, Compliance with 3.4 of Building Code of Australia 2005 methods for fire tests on building materials, components and structures, part4-1997 and Australian Standard 1905, components for the protection of openings in fire-resistant walls, part 2-1989, fire resistant roller shutters.

The following criteria for fire resistance for period stated:-

- **Structural Adequacy – Not applicable**
- **Integrity – No failure at 120 minutes**

**The Roller Shutters installed are designed and manufactured as its
Prototype tested and certified by CSIRO as having a FRL of -/240/240**

With a difference being ONLY the size of the protected opening.

And therefore for the purpose of building regulations in Australia

Achieved a fire-resistance level (FRL) -240/2FRL

**is applicable for exposure to fire from either direction. Certificate
number 2067.**

Yours faithfully,



GARY THOMSON

GT/cb

David Buckle & Associates (NSW) Pty Ltd
ABN 33 106 282 875
38 Rowe St Eastwood NSW 2122
Phone 02 9804 8086 Facsimile 02 9804 8685

DBA

Ref 2781

4 January 2010

Midson Management
Po Box 671
Epping NSW 1710

Attention Ian Thompson

Dear Sir

Re Proposed Alterations & Additions at Loquat Valley Anglican School
Development Application DANO363/09 Consent Conditions

Certificate of Compliance – Stormwater Drainage

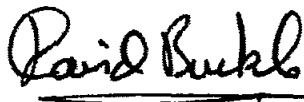
WE HEREBY CERTIFY THAT the design of the stormwater drainage system complies with the requirements of the above development consent conditions specifically

B2 C2 C3 C5 E2 & E3 all relating to stormwater management and onsite detention are not applicable in this case as the net increase in building area is less than 50 square meters

Scheduled Codes
Council's Stormwater Management policy P21 DCP Part B Cl 5.7

Scheduled Drawings
David Buckle & Associates (NSW) Pty Ltd drawing
2781-H01 Rev P1

For and on behalf of
David Buckle & Associates (NSW) Pty Ltd



David Buckle
Director Member AHSCA

g:\work-dba active jobs\2781 loquat valley classroom extens on\2781 design compliance certificate stormwater.doc

Building Environmental Services



1st June 2010

Installation Certificate

To Premier Building Group
Address Loquat Valley
Re Ballustrades / Handrails - Australian Standards

This is to certify that the Hot Dip Galvanized Mild steel Balustrades / Handrails were completed as per supplied drawings from Midson Architecture & engineers instructions from Birzulis Associates Pty Ltd Works completed complies with the following Australian Standards

AS/NZS 4680 2006 – Hot Dip Galvanizing

AS/NZS 1428 1 – 2001 Design for Access & Mobility

AS/NZS 1554 parts 1 to 7 - Structural Steel Welding

AS/NZS 1170 0 Structural Design Actions – General Principles

AS/NZS 1170 1 Structural Design Actions – Permanent, Imposed & Other Actions

AS/NZS 1170 2 Structural Design Actions – Wind Actions

Regards

Tony Brewer
Managing Director
Nelson Bay Steel Fabrications Pty Ltd

Address 17 - 23 George Road Salamander Bay NSW 2317
Phone 49191983 **Fax** 49191985 **Mobile** 0411 498127
ABN: 42 109 861 949 **Email** nbaysteelfab3@bigpond.com



Greenline Constructions Pty Ltd

ABN 29 107 424 957
Gold Lic No 32293CPO Box 275
Beverly Hills NSW 2209
Tel/Fax (02) 9534 4515

9 June 2010

PREMIER BUILDING GROUP
25a/5 Ponderosa Parade
Warriewood NSW 2102


CERTIFICATE FOR FIRE RESISTANT PLASTERBOARD INSTALLATION AT
LOQUAT VALLEY ANGLICAN PRIMARY SCHOOL

Greenline Constructions certifies that fire resistant plasterboard has been installed as per 'The Red Book' – Fire and Acoustic Design Guide (27th November, 2007) and to BCA Volume 1 Part C and Part C Clause C2.9

Fire resistant works include

Area	Works
Classroom A North Wall	2 layer 16mm Firechek plasterboard screw fixed to timber stud frame – caulk sealed to edges – face joints finished System No CSR
Classroom A ceiling	2 layer 16mm Firechek plasterboard screw fixed to furring channel frame – fixed to underside of timber joist – caulk sealed – face joints finished System No CSR 806 90/90/90 FCO-1373
Classroom A ceiling – Cavities within trusses	120/120/120 Promat PROMASEAL Fyrstip installed between 1 hour fire rated trusses – joints and edges caulk sealed Promat System No SE 81 24 1/82 24 1

GREENLINE CONSTRUCTIONS PTY LTD


Jacob Pacholski
Director

16 June 2010

SURVEYOR'S REPORT

Ref 365/09

Re Loquat Valley School, 1977 Pittwater Road, BAYVIEW

LAND

In accordance with instructions received from your firm, we have carried out a survey on Lot A DP360274, Lot 20 DP635214 and Lot 1 DP304830, situated at Pittwater Road, Bayview, in the Local Government Area of Warringah, Parish of Narrabeen and County of Cumberland being the whole of the land in Certificate of Title folio identifiers A/360274, 20/635214 and 1/304830

IT IS MY OPINION

The property is known as Loquat Valley School 1977 Pittwater Road, Bayview

The grade and widths of the concrete ramps constructed on the subject property are as shown on sketch

Date of Instruction 25 May 2010
Date of Survey 8 June 2010

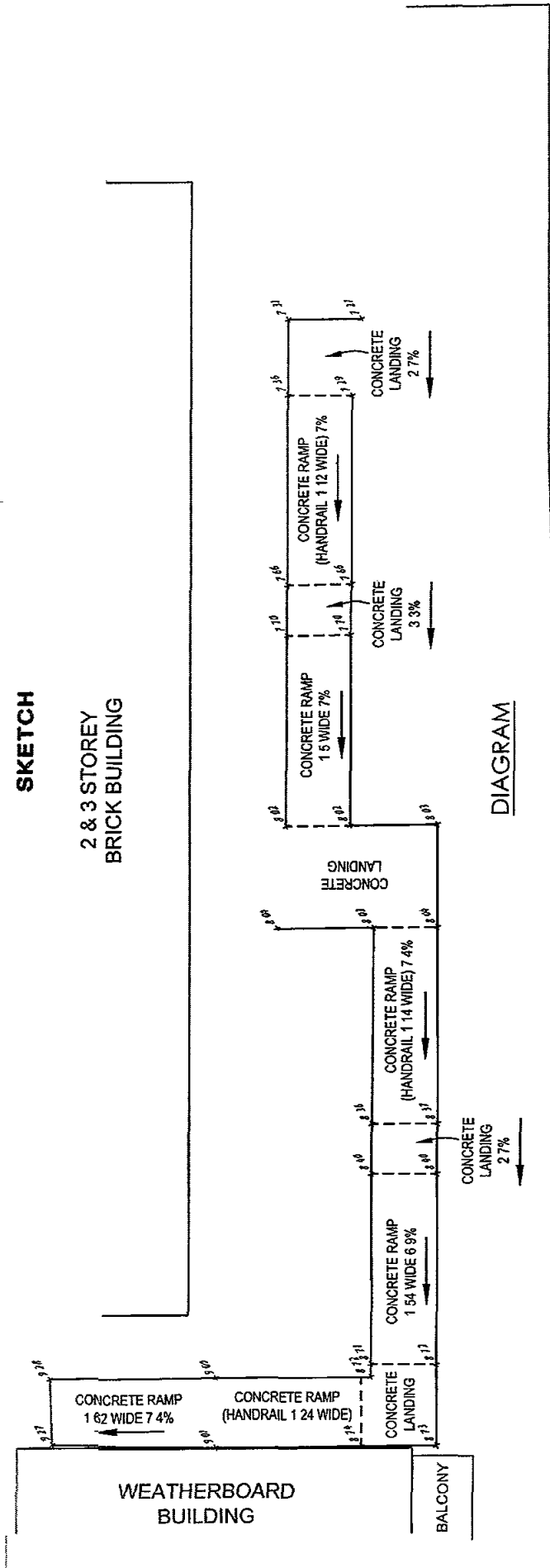


Andrew R Thomas
Land Surveyor Registered
Under The Surveying & Spatial Information Act, 2002

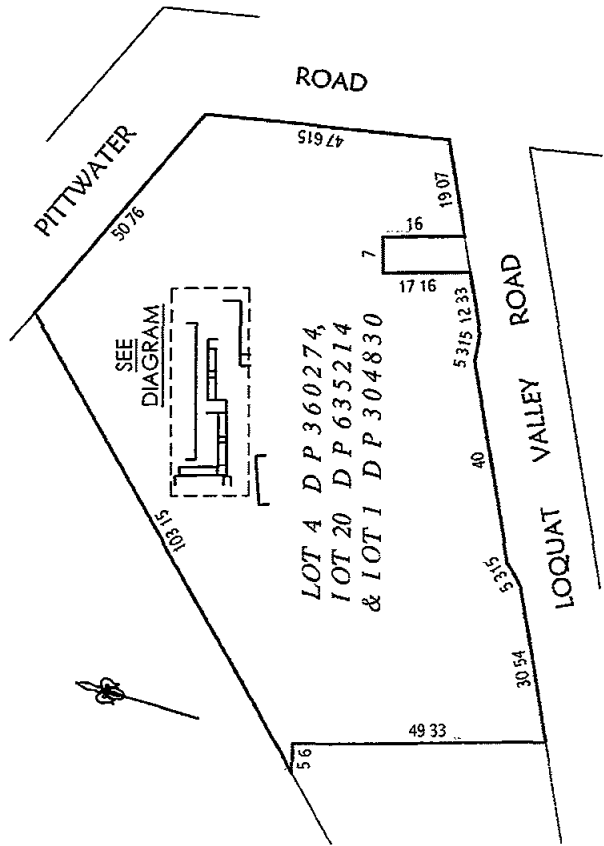
Instructed by Premier Building Group
P O Box 1072
MONA VALE NSW 1660

SKETCH

2 & 3 STOREY
BRICK BUILDING



DIAGRAM



**LOCALITY
PLAN**

DATE OF SURVEY 8 June 2010
 This is the sketch referred to in my report
 dated 28th May 2010 Ref. 365 09

Arnold & Thomas
 Registered Land Surveyor

BIRZULIS ASSOCIATES Pty Ltd
ACN 003 797 911
ABN 99 003 797 911
CONSULTING CIVIL + STRUCTURAL ENGINEERS

583 Darling Street, Rozelle NSW 2039
Telephone 9555 7230
Facsimile 9555 7239
Email birzulis@tpg.com.au

2 June 2010

Principal Certifying Authority
c/- Midson Group Pty Ltd
Attention Ms Jasmine Harjono
P O Box 671
EPPING NSW 1710

Dear Madam,

STRUCTURAL CERTIFICATE

LOQUAT VALLEY ANGLICAN COLLEGE

This is to certify that we prepared structural engineering drawings No 4412 – S01 to S10 of the structural details for the above school building. The structural engineering design and detailing will be completed in accordance with the requirement of the relevant Australian Standards and the Building Code of Australia. In particular the storeroom achieves a FRL of 120/120/120 as required by BCA specification C1.1

We have also carried out visits of inspection of the building works in progress. The works as inspected were found to be in accordance with our drawings and thus structurally adequate.

Yours faithfully



M GROGAN
Associate Director

DIRECTORS
A J BIRZULIS B E M Eng Sc F I E Aust C P Eng
B FIMMANO B E (Hons) M I E Aust C P Eng
ASSOCIATE DIRECTORS
R P CLIFFORD O M I E Aust
M A GROGAN B E M Eng M I E Aust C P Eng



Final/Interim Fire Safety Certificate
issued under the
Environmental Planning and Assessment
Regulation 2000
Clause 170 and 173

Certificate

Type of Certificate
(See Note 1)

Interim Final

Certificate
Name ~~Owner~~/Agent
Address

I FRANK TROPEA
Of 102 COLBARRA PL WEST PENNANT HILLS

Certify that

(a) Each of the essential fire measures listed below

(See Note 2 Assessment Requirements)

- has been assessed by a person (chosen by me) who was properly qualified to do so, and
- was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate is issued

(See Note 3 relevant fire safety Schedule)

(b) The information contained in this certificate is, to the best of my knowledge and belief, true and accurate

Identification of Building

No 1977 Street PITWATER RD
Suburb or town BAYVIEW Post Code

Particulars of Building

CLASSROOMS A & B, BUILDING
Description of Part (where applicable)

Date of Assessment

17-6-10

Owner's Details
Name

SYDNEY ANGLICAN SCHOOLS CORPORATION

Address

No 9 Street GLOUCESTER RD
Suburb or town HURSTVILLE Post Code 2220

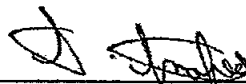
ESSENTIAL FIRE SAFETY MEASURES

FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
Access Panels, doors and hoppers to fire resisting shaft	BCA C3.13 & AS1005.1-1997
Automatic fire detection and alarm system	BCA E2.2 & Spec E2.2a & AS 1670.1-1995, AS 3786-1993
Automatic fire suppression system (sprinkler)	BCA E1.6, Spec E1.6 & AS 2118.1-1999, AS2118.6-1995
Emergency lighting	BCA E4.2, E4.4 & AS/NZS 2293 1-1998
Exit signs	BCA E4.5, E4.6 & E4.8, AS/NZS 2293 1-1998
Fire dampers	BCA C3.12 & C3.15, AS/NZS1668.1-1998, AS 1668.2-1991 & AS 1682.1-1990 & AS 1682.2-1990
Fire doors	BCA Spec.C3.4 & AS1005.1-1997
Fire hydrant systems	BCA E1.3 AS2419 1-1994
Fire seals protecting openings in fire resisting components of the building	BCA C3.12, C3.15 Spec C3.15
Fire windows	BCA Specification C3.4
Hose reel system	BCA E1.4 & AS2444-1998
Lightweight construction	BCA C1.8 & Spec C1.8
Mechanical air handling system	BCA E2.2, Spec E2.2b & AS/NZS 1668.1-1998
Portable fire extinguishers	BCA E1.6 & AS2444-1995
Smoke detectors & heat detectors	BCA E2.2 & Spec E2.2a & AS 3786-1993
Warning & operational signs	EPA Regulation (reg183), BCA E3.3 (lifts) D2.23 Signs on exit doors

Date of Certificate

dated this 18TH day of JUNE 2010

Signature



Owner/Agent

- * A copy of this certificate together with the relevant fire safety schedule must be forwarded to Council and the Commissioner of the New South Wales Fire Brigades
- * A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building

NOTES

For Completing Interim/Final Fire Safety Certificate

- Note 1** An interim fire safety certificate or a final fire safety certificate is required before
- interim occupation certificate can be issued to allow a partially completed new building (including an altered portion of, or an extension to a new building) to be occupied or used or
 - an interim occupation certificate can be issued to allow a change of building use for part of an existing building

A final fire safety certificate is required

- before a final occupation certificate can be issued to allow a new building (including an altered portion of or extension to a new building) to be occupied or used or
- before a final occupation certificate can be issued to allow a change of building use for an existing building, or
- in accordance with a fire safety order given by Council

An interim fire safety certificate is issued for part of the building and may deal only with those essential fire safety measures appearing on the most recent fire safety schedule (see note 3) relevant to the part of the building for which an interim occupation certificate will be sought

A final fire safety certificate must deal with all essential fire safety measures appearing on the most recent fire safety schedule (see note 3) subject to the following

An interim fire safety certificate or a final fire safety certificate need not deal with those essential fire safety measures which have been the subject of some other final fire safety certificate or annual fire safety statement within the previous 6 months unless the person or authority responsible for determining the relevant development consent, complying development certificate, construction certificate or fire safety order has specified otherwise in the schedule (See also Note 3)

- Note 2** The person who carries out the assessment:
- must inspect and verify the performance of each fire safety measure being assessed and
 - in the case of a (interim or final) fire safety certificate for a new building (not an alteration to or enlargement or extension of an existing building) must test the operation of each item of fire safety equipment installed in the building

- Note 3** The relevant essential fire safety measures are those specified in the most recent fire safety schedule attached to one of the following
- development consent for a change of building use
 - complying development certificate for the erection of a building or a change of building use
 - construction certificate for proposed building work including building work associated with a change of building use or
 - a fire safety order

The fire safety schedule will also identify the required standard of performance for each essential fire safety measure



GOW

PLUMBING & DRAINING (N.S.W.) PTY LTD

ABN 34 003 772 450 ACN 003 772 450 Lic No L8944 CONTRACTORS AUTHORITY No A 3557

CONTRACTORS • CONSULTANTS

E8/15 Narabang Way BELROSE NSW 2085

TEL **9986 2477 (24 HOURS)**

FAX 9986 3221

EMAIL gowplumbing@bigpond.com

Premier Building Group

P O Box 1072

MONA VALE NSW

Attention Frank Tropea

Dear Frank

SITE Loquat Valley Anglican School

Please be advised that all sub-soil and stormwater drainage for the installation of the two new lifts and associated works has been installed in accordance with the hydraulic design including in accordance with the hydraulic drawings, hydraulic specifications and consultation with the hydraulic consultant

Should you require further information regarding this please contact me

Yours sincerely

BRYCE MUNRO

DIRECTOR

GOW PLUMBING & DRAINING (NSW) PTY LTD



MODENA CERAMICS PTY LIMITED

A.B.N 70 105 244 157

179 Prospect Highway, Seven Hills NSW 2147

Phone (02) 9674 1244 Fax (02) 9674 1355

9th June 2010

Premier Club Construction Pty Ltd

Attention. Frank Tropea

WATERPROOFING CERTIFICATE **PROJECT -Loquat Valley Anglican School**

Modena Ceramics Pty Limited hereby certifies that the waterproofing system installed by this Company at the above premises has been installed in accordance with Australian Standards AS3740 2004BCA Clause F1 7 and is an accredited product in accordance with Part A2 2 of the BCA

Nominated Areas Pupil & Access toilets

Product Installed K10 Plus by Parex Davco (Australia) Pty Limited

Yours faithfully
MODENA CERAMICS PTY LIMITED

TONY SPADA
Director

David Buckle & Associates (NSW) Pty Ltd
ABN 33 106 282 875
38 Rowe St Eastwood NSW 2122
Phone 02 9804-8086 Facsimile 02 9804-8685

DBA

Ref 2781

11 June 2010

Midson Management
Po Box 671
Epping NSW 1710

Attention Ian Thompson

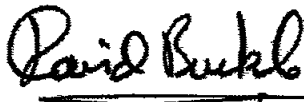
Dear Sir

Re Proposed Alterations & Additions at Loquat Valley Anglican School
Preschool Building - Complying Development

Certificate of Compliance – Fire Hydrant Coverage

WE HEREBY CERTIFY THAT the above building has fire hydrant coverage from an existing street hydrant, adjacent the South Western corner of the property in Loquat Valley Road

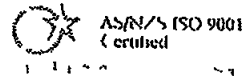
For and on behalf of
David Buckle & Associates (NSW) Pty Ltd



David Buckle
Director Member AHSCA

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Building Environmental Services

Jeffery and Katauskas Pty LtdCONSULTING GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS
ABN 17 003 550 801**Fax**

To	Frank Tropea/Adam Grumont	Of	Premier Building Group
Fax	9979 8262	Pages	1 of 2
Ref No	22636SB1 Site Report 1	Date	12 January 2010
From	Daniel Bliss		
cc	Ian Thompson/Graham Bunn, Midson Group, Fax 9868 6924		
Re	Geotechnical Inspection of Pile Drilling, Proposed Classroom, Loquat Anglican Preparatory School, 1977 Pittwater Road, Bayview, NSW		
<input type="checkbox"/> Urgent	<input type="checkbox"/> Please Reply	<input type="checkbox"/> Please Comment	<input type="checkbox"/> Quote <input type="checkbox"/> Preliminary Report

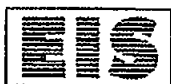
Site Report 1

As requested, our Senior Associate, Mr Daniel Bliss, visited the above site on 11 January 2010 to inspect the drilling of auger, grout injected (CFA) piles for the proposed classroom building in the western corner of the school grounds. This fax confirms our discussions on site.

As shown on the structural drawings by Birzulis Associates (Project No 4412, Drawing Nos S01 and S03, Issue C) the proposed building has been designed to be supported on 300mm diameters mass concrete grout injected piles founded within sandstone adequate for an allowable bearing pressure of 1000kPa.

Prior to our arrival the piles located on Grid B/1 had been drilled, but the pile was drilled deeper within our presence. The drilling of two other piles at the locations shown below were observed to the depths shown. The depths of each pile were advised by the piling contractor.

Pile Location	Pile Depth as Advised by Piling Contractor
On Grid B/1	4.5m
West of Grid 1 and south of Grid C	5.3m
On Grid 1 and south of Grid C	5.3m



SYDNEY OFFICE PO BOX 976 NORTH RYDE BC NSW 1670
115 Wicks Road Macquarie Park NSW 2113
Tel 02 9888 5000 • Fax 02 9888 5001

CENTRAL COAST OFFICE 22 PERCY JOSEPH AVENUE KARIONG NSW 2250
Mob 0418 233 243 • Fax 02 4340 0350

SOUTH WESTERN SYDNEY OFFICE PO BOX 528 MOOREBANK NSW 1875
Mob 0414 610 690 • Fax 02 9888 5014



Ref 22636SB1 Site Report 1
Page 2



Based on observation of the drilling resistance, inspection of cutting on the tip of the auger, and comparison with the results of our geotechnical investigation (report dated 30 January 2009, Ref 22636SB1rpt), we consider that the above piles are founded within the sandstone bedrock adequate for an allowable bearing pressure of 1000kPa

All remaining piles should be drilled to also found within the sandstone bedrock

Should you require further information please do not hesitate to contact the undersigned

Regards
For and on behalf of
JEFFERY & KATAUSKAS PTY LTD

A handwritten signature in black ink, appearing to read 'D. Bliss'.

Daniel Bliss
Senior Associate

Travel and site time 3 hours
Office reporting time 0 5 hours

NOTE IF MESSAGE NOT CORRECTLY RECEIVED PLEASE TELEPHONE

BIRZULIS ASSOCIATES PTY LTD

SITE INSPECTION REPORT

583 Darling Street Rozelle NSW 2039 (A C N 003 797 911) Telephone (02) 9555 7230 Facsimile (02) 9555 7239

PROJECT LOQUAT VALLEY ANGLICAN SCHOOL

DATE 11/1/10 PROJECT NUMBER 4412

ITEMS INSPECTED Piers

1) We have inspected the drilling of piers in progress & having found the mainline acceptable

2) It is satisfactory for the design bearing of 1000 kPa on low strength rock

3) This was confirmed by Jack Drake Bliss

P. Ray Clifford

11/1/10

NB If the above involves a variation to the contract the builder shall obtain approval from the Contract Administrator before proceeding with the work otherwise no claim may be accepted

Distribution	<input type="checkbox"/> Client	<input checked="" type="checkbox"/> Architect	<input checked="" type="checkbox"/> Contractor	<input type="checkbox"/>
--------------	---------------------------------	-----------------------------------------------	------------------------------------------------	--------------------------