

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

FINAL OCCUPATION CERTIFICATE 120247 (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: Belinda Patton Architects
Address: 1977 Pittwater Road Bayview NSW 2104
Contact Details: Phone: 9540 9959 Fax: 9540 9640

OWNER DETAILS

Name of person having benefit of the development consent: Sydney Anglican Schools Corporation
Address: Level 1 420 Forest Road Hurstville NSW 2220
Contact Details: Phone: 0411 866 411

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Complying Development Certificate No: 120247 Date issued: 18/09/2012
Decision Made Under: SEPP 2007 (Infrastructure)

PROPOSAL

Address of Development: 1977 Pittwater Road Bayview NSW 2104 , Lot A DP360274 & Lot 20 DP635214
Building Classification: 9b
Type of Construction: B
Scope of building works covered by this Notice: New Two Storey Classroom Building
Attachments: Schedule 1
Fire Safety Schedule:
Exclusions:

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:

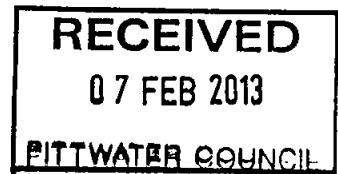
- I have been appointed as the Principal Certifying Authority under s109E;
- A current Development Consent or Complying Development Certificate is in force with respect to the building;
- A Complying Development Certificate has been issued with respect to the plans and specifications for the building;
- 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: 5/02/2013

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.



Project No: 120247

www.urbancityconsulting.com.au

\$36.00 REC: 336182 7/2/13



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SCHEDULE 1

DOCUMENT	PREPARED BY	REFERENCE	DATE
letter compliance	NES		18/01/2013
sketch	Usher & Company		15/01/2013
structural design and construction report	Jones Nicholson		15/01/2013
fire walls	Classic Linings		
roof guarantee	Top Line Roofing		14/01/2013
certificate of compliance	JRL Aluminium		17/01/2013
plumbing and drainage work	GOW Plumbing		17/01/2013
fire safety certificate			16/01/2013
fire safety certificate			17/01/2013
certificate of assessment			
site inspection report	Jones Nicholson		



LETTER OF COMPLIANCE.

18th January 2013.

PATTON ARCHTECTS.
BELINDA PATTON.
114 SUTHERLAND RD.
JANNALI NSW 2226

PREMISES. Loquat Valley Anglican Prep School.
1977 Pittwater Road
BAYVIEW NSW 2104.

This document is written to certify the following,

-The Security system at these premises including the new classroom works has been installed in compliance with manufacturer's specifications and in accordance with relevant standard, namely AS2201. The alarm system is composed of tamper sealed control panels, Internal intruder detection devices, alert sirens and interface codepads.

-The system is also fitted with smoke detection alarms, which are installed as per manufacturer's specifications and both equipment and locations comply with Australian Standard, namely AS3786.

-The system is currently monitored via our Grade 1 Monitoring centre.

-As per Australian Standards AS2201, annual maintenance is conducted on this system.

Greg Wares.
Licensed Security Consultant.
Sales Manager.
National Electronic Security.

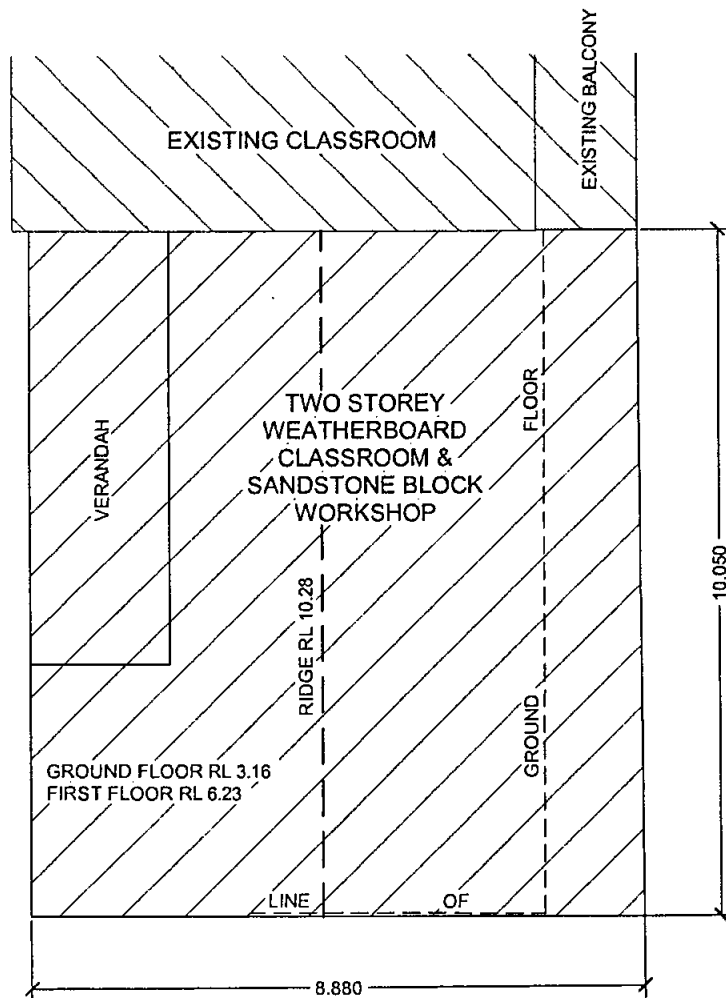
Date of Survey 15 January 2013

Our Reference: 4567-FINAL

Not to scale

SKETCH

SHOWING NEW CLASSROOM & WORKSHOP LOQUAT VALLEY PREPARATORY SCHOOL, BAYVIEW



NOTE:

ORIGIN OF LEVELS: RL 3.10 ON SURFACE INLET PIT SHOWN ON PLAN
PREPARED BY VINCE MORGAN SURVEYORS, DRAWING TITLE: PLAN
SHOWING LEVELS, CONTOURS & DETAIL OVER PART OF LOTS A DP
360274 & LOT 20 DP 635214 AT BAYVIEW. PLAN No. 17687T DATED
13.12.2011

Adam Veersema BE (Surv & SIS) UNSW MIS (NSW)
Surveyor registered under the
Surveying and Spatial Information Act, 2002

USHER & COMPANY
Surveying & Land Development Consultants

Usher & Company Pty Limited ABN 70 128 414 602
PO Box 1199, Chatswood NSW 2057 Phone: 02 9411 8166 Fax: 02 9411 8177



JONES NICHOLSON PTY LTD
CONSULTING ENGINEERS

15 January 2013

Our Ref: GS-20120128-RPT

STRUCTURAL DESIGN AND CONSTRUCTION REPORT

PROJECT: New Workshop and Teaching Space
CLIENT: Loquat Valley School
LOCATION: 1977 Pittwater Rd
BAYVIEW NSW 2104
DRAWING NO: 120128 S01 to S05
ELEMENTS:

- Concrete piers
- Reinforced concrete slabs on ground
- Timber framework to suspend floor and roof
- Steel framework to suspend floor and roof
- Suspend reinforced concrete slab

BUILDER: Quasar

We confirm that the design of the above elements has been carried out in accordance with the structural provisions of the following Australian Standards.

- AS/NZS 1170 Structural Design Actions Parts 0 to 4 inclusive.
- AS 4100 Steel Structures
- AS 3600 Concrete Structures
- AS 1720.1 Timber Structures – Design Methods
- AS 3700 Masonry Structures
- AS 2870 Residential Slabs and Footings - Construction

We confirm that the computations for the design have been carried out by a practising qualified Structural Engineer.

We confirm that periodic inspections were carried out during construction to verify compliance with our structural design documentation. At the time of inspection the above elements were found to be generally in accordance with our design specification and documentation, subject to our instructions noted in our site reports.

For and on behalf of Jones Nicholson Pty. Ltd.

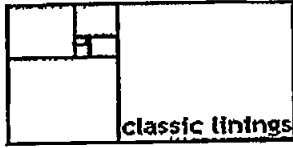
Gerardo Suarez B.

Gerardo Suarez B.E., M.I.E. Aust.
Chartered Professional Engineer

SUTHERLAND ABN 51 003 316 032
Suite 45, 40-44 Belmont Street, Sutherland NSW 2232
Telephone: 02 9521 3088 Fax: 02 9521 3066
Email: mail@jonesnicholson.com.au www.jonesnicholson.com.au

OFFICE LOCATIONS
SUTHERLAND - Tel: 02 9521 3088
WOLLONGONG - Tel: 02 4228 0570
GOULBURN - Tel: 02 4822 8177
GOLD COAST - Tel: 07 5593 1844

CIVIL • STRUCTURAL • BUILDING SERVICES



Classic Linings Pty Ltd

No.9 Bora Pl
Toongabbie NSW 2146
Telephone: (02) 9863 0535
Facsimile: (02) 9863 1838

To Whom it may Concern

The construction and installation of fire walls to the classrooms on the northern side of the upper floor to LVAS stage 3 1977 Pittwater road, Bayview is done as per the Australian Building code to satisfy the BCA requirements and as per the rating provided by the PCA and drgs provided by the Architects.

Kevin Shi
Director, Classic Linings Pty Ltd

TOP-LINE ROOFING

Metal Roofing Specialists
ABN: 32 002 654 257 LIC NO: A1950

**475 WOOTTON WAY
BOOLAMBAYTE
N.S.W 2423**

**PHONE: 4987 9110
MOBILE: 0418447024
FAX : 4987 9110**

ATT : SHEKHAR

14.1.2013

TO : LOQUAT VALLEY ANGLICAN SCHOOL .

ROOF GUARANTEES

10 Year Guarantee on all materials.

5 Year Guarantee on all Workmanship.

BILL MOSELEY.

Managing Director, TOP-LINE ROOFING PTY LTD.

JRL ALUMINIUM PTY.LTD.



Certificate of Compliance

is hereby granted to:

Quasar Constructions NSW Pty Ltd

This is to certify that the glass fitted to all aluminium doors & Windows on the address mentioned, supply and installed by JRL Aluminium p/l, Complies with the safety standards of A.S.1288-2006 & A.S.2047.

(ALUMINIUM IN BUILDING).

JOB ADDRESS:

*Loquat Valley Prep School
1977 Pittwater Road
Bayview NSW 2104*

Granted: 17 January 2013

George Charestan

**George Charestan
Director**



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: office@gowplumbing.com.au

: 17 January 2013

Quasar Constructions
Units 3 & 4
23 Brookhollow Avenue
BAULKHAM HILLS NSW 2153

Attn: Shekhar Ketkar

TO WHOM IT MAY CONCERN

SITE: Loquat Valley Anglican School, 1977 Pittwater Road, BAYVIEW

Please be advised that the work carried out on construction of the new classroom at the Loquat Valley Anglican School at 1977 Pittwater Road, Bayview has been carried out in accordance with the relevant codes.

: The plumbing and draining has been carried out in accordance with Australian Standard 3500 Plumbing and Draining Solutions and the stormwater system has been installed in accordance with the design drawings – Hydraulic Design Drawing Job No. 120 – 128H001B, H002B by Jones Nicholson, Consulting Engineers and scope of work.

Should you require any further information regarding this matter please feel free to contact the writer.

Yours sincerely

BRYCE MUNRO

DIRECTOR

GOW PLUMBING & DRAINING (NSW) PTY LTD

Fire Safety Certificate

Issued under the *Environmental Planning and Assessment Regulation 2000*,
Clauses 170 to 174

Type of Certificate

Interim

Final

Owner / Agent

I, Craig Lewis

Address

of 29 Kentucky Drive Glossodia NSW 2756

Certify that:

each of the essential fire safety measures specified in the current fire safety schedule for the building to which the certificate relates:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

Identification of Building

Street

Bitwater Road

House/Unit No. or Building Name

197

Side of Street

South

Nearest Cross Street

Equat Valley Road

Particulars of Building

Scope

Whole

Part

Description of Part (where applicable)

Part Building

House/Unit No. or Building Name

Classroom Extension

Date of Assessment

16/1/2013

Owner's Details

Name Sydney Anglican School Corp

Address

A copy of this certificate together with the relevant fire safety schedule must be forwarded to the Council and the Commissioner of the New South Wales Brigades.

A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

Notes for completing the Fire Safety Certificate

Note 1

An interim fire safety certificate or a final fire safety certificate is required before:

- an interim occupation certificate can be issued to allow a partially completed new building (including and altered portion of, or an extension to, a new building) to be occupied or used, or
- an interim occupation certification 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 a 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 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

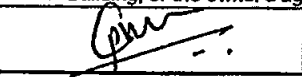
The relevant essential fire safety measures are those specified in the most recent fire safety schedule, attached to one of the following:

- development consent for a change of building use; or
- complying development certificate for the erection of a building or a change of building use; or
- 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 standard of performance for each essential fire safety measure.

FIRE SAFETY CERTIFICATE

The owner of a building, or the owner's agent, needs to provide a fire safety certificate to the certifying authority (a council or a private certifier) with an application for an occupation certificate. You can use this form to do so. A copy of the certificate also needs to be given to the Commissioner of New South Wales Fire Brigades, and displayed in the building in a prominent position.

1. Details of the Building being Certified	
Name of the owner of the building or part of the building	
Full name/company name	Loquat Valley Anglican School
Address of the building	
Flat/street no.	1977
Street name	Pittwater road
Suburb or town	Bayview
Postcode	2104
Nearest cross street	Loquat Valley road
This certificate is for:	
<input type="checkbox"/> part of the building <input type="checkbox"/> the whole of the building.	
Description of the building or part of the building	
Workshop on grd. lvl & Classroom on upper level	
2. Type of Certificate	
This is:	
<input type="checkbox"/> an interim fire safety certificate <input checked="" type="checkbox"/> a final fire safety certificate	
Date of this certificate	17/1/13
3. Certification	
I <u>Shekhar Kettkar</u> of <u>Quasar Constructions P/L</u>	
being the owner of the building described above, or the <u>agent</u> of the owner, certify that:	
<ul style="list-style-type: none"> each of the essential fire safety measures listed in part 7 has been assessed by a properly qualified person, and was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building; the information contained in this statement is true and accurate to the best of my knowledge and belief. 	
4. Information Attached to this Certificate	
<input type="checkbox"/> The current fire safety schedule for the building <u>Schedule of Assessment</u>	
5. Signature	
The owner of the building, or the owner's agent, must complete and sign the certificate.	
Signature	
Name	Shekhar Kettkar
Address	Unit 3 & 4, Brookhollow Av, Baulkham Hills 2153
The capacity in which you are signing if you are not the owner of the building	
Contracts Administrator	

6. Privacy policy

You need to provide the information in this certificate to the certifying authority if you are applying for an occupation certificate. You also need to give the information to the council and the Commissioner of New South Wales Fire Brigades if a fire safety order has been made for the building once you have satisfied that order. If you do not supply a fire safety certificate as required, you will be in breach of the *Environmental Planning and Assessment Act 1979* and you could be found guilty of an offence and/or required to take further action. Please contact the council if the information you have provided in this certificate is incorrect or changes.

7. Assessment of Fire Safety Measures

Measure	Standard of performance required by the fire safety schedule	Date of assessment
Access panels, doors and hoppers to fire-resisting shafts	AS 1530.4 – 2005 A1.1, C3.15, C3.16, Spec A2.4 Spec3.15 AS 4072.1 - 2005 C3.15	<input type="text"/>
Automatic fail safe devices	AS 2118.1 – 1999 Spec E1.5 AS 1670.1 -2004 C2.3, C3.5, C3.6, C3.8, C3.11, G4.8, Spec3.4, SpecE2.2a	<input type="text"/>
Automatic fire detection and alarm systems	AS1670.1 – 2004 (fire detection, control and intercom system) C2.3, C3.5, C3.6, C3.7, C3.8 C3.11, G4.8, Spec3.4, Spec E2.2a Spec G3.8 AS 1670.3 – 2004 (fire alarm monitoring) E4.9, Spec G3.8 AS 1670.4 - 2004 (sound systems and intercom systems for emergency purposes) E4.9, Spec G3.8	<input type="text"/>
Automatic fire suppression system	AS 2118.1 1999 (general requirements) Spec E1.5 AS 2118.4 1995 (Residential) Spec E1.5 AS 2118.6 1995 (combined sprinkler & Hydrant) Spec E1.5	<input type="text"/>
Emergency Lighting	AS 2293.1 2005 E4.4, E4.8	<input type="text"/>
Emergency Lifts	AS 1735.11 1986 (Fire rated landing doors) E3.4	<input type="text"/>

Emergency Warning and intercommunication systems	AS 1670.4 - 2004 (sound systems and intercom systems for emergency purposes) E4.9, Spec G3.8 AS 4428.4 2004 (intercommunication systems for emergency purposes) E4.9, Spec G3.8	<input type="checkbox"/>
Exit Signs	AS 2293.1 2005 E4.4, E4.8	<input type="checkbox"/>
Fire control centres and rooms	Spec E1.8	<input type="checkbox"/>
Fire dampers	AS 4072.1 2005 (service penetrations and control joints) C3.15	<input type="checkbox"/>
Fire doors	AS 1905.1 2005 (fire resistant doorsets) C3.6, spec C3.4 AS 1905.2 (fire resistant roller shutters) Spec C3.4	<input type="checkbox"/>
Fire hydrant systems	AS 2419.1 2005 E1.3	<input type="checkbox"/>
Fire stopping, fire seals protecting openings is fire resisting components of the building	AS 1530.4 2005 A1.1, C3.15, C3.16, Spec A2.4, Spec C3.15	<input type="checkbox"/>
Fire shutters	AS 1905.2 (fire resistant roller shutters) Spec C3.4	<input type="checkbox"/>
Fire windows	AS 1288 2006 B1.4, Spec C2.5 Spec C3.4	<input type="checkbox"/>
Hose reel systems	AS 2419.1 2005 E1.3	<input type="checkbox"/>
Lift doors	AS 1735.11 1986 (Fire rated landing doors) C3.10	<input type="checkbox"/>
Lightweight construction	Spec C1.8	<input type="checkbox"/>
Mechanical air handling systems	AS/NZS 1668.1 1998 (Fire and smoke control in multi-compartment buildings) C2.12, C3.15, Spec C2.5, D1.7, Spec E1.8, E2.2, Spec E2.2a F4.12, Spec G3.8 AS 1668.2 1991 (mechanical ventilation for acceptable indoor-air quality) F4.5, F4.11, F4.12	<input type="checkbox"/>
Perimeter vehicle access for emergency vehicles	C2.4	<input type="checkbox"/>
Portable fire extinguishers	AS 2444 - 2001 E1.6	16/1/2013
Safety curtains in proscenium openings	NSW H101.10	<input type="checkbox"/>
Smoke and heat vents	AS 2665 2001 Spec E2.2c, Spec G3.8	<input type="checkbox"/>
Smoke detectors and heat detectors	AS 3786 - 1993 and 4, Jan 2004 Spec E2.2a	<input type="checkbox"/>
Smoke doors	C2.14, C2.5	<input type="checkbox"/>

Solid core doors	C3.11	<input type="checkbox"/>
Standby power systems		<input type="checkbox"/>
Wall-wetting sprinkler and drencher systems	Spec 3.4	<input type="checkbox"/>
Warning and operational signs	D2.23, EPA regs Clause 183	<input type="checkbox"/>
Additional fire safety measures		<input type="checkbox"/>

Certificate of Assessment

No. 973
Copyright CSIRO 2008 ©

We have examined information submitted to us and appraised the suitability of the use of wool and some wool/nylon carpets, in Class 2 to 9 buildings without further fire testing to AS ISO 9239, Part 1, on behalf of:

Carpet Institute of Australia Limited
Level 2, 20 Queens Road
MELBOURNE VIC 3004

CSIRO Manufacturing and Materials Technology's Report CMMT(C)-2007 -120 (RevAA) describes a fire engineering assessment conducted to evaluate the compliance of the carpets with the BCA requirements. A statistical analysis was performed based on 198 test reports of tests to AS ISO 9239.1 from NATA or ILAC accredited test laboratories.

PRODUCT NAME & DESCRIPTION: 100% wool and wool/nylon blend carpet with no more than 20% nylon; of Total Pile Mass (TPM) no less than 1060g/m²; and limited to particular construction types and underlay combinations as described in the CSIRO report. This report is valid for carpet of the above description manufactured by Brintons, Feltex Carpets, Godfrey Hirst Australia, Quest Carpets, Tascot, Tuftmaster Carpets, Victoria Carpets, Cavalier Bremworth, Chaparral Carpet Mills and Supertuft. The assessment does not apply to:

- carpet of pile material other than wool/nylon
- carpet tiles
- PVC backed carpet
- carpet laid over FR Rubber.

CONCLUSION: The 'Critical Radiant Flux' (CRF) and Maximum 'Smoke Development Rate' (SDR) of certain wool rich carpets will satisfy Performance Requirement CP 4 of the BCA 2007 without further testing. The conclusion is limited to the values achieved by construction types assessed and listed in the table below. Refer to the CSIRO report CMMT(C)-2007 -120 (Rev AA) fire engineering assessment for the full descriptions of the limitations.

Installation Method	Underlay	TPM (g/m ²)	CRF (kW/m ²) by Pile Type				SDR (%.min)
			All	Loop	Cut/Loop	Cut	
Direct Stick	Nil	All	4.5				750
Conventional	Rubber, Felt, Reconstituted Fibre, Rebond Foam	All	2.2				750
Double Bond	Reconstituted Fibre	<1200		4.5	4.5	2.2	750
		>1200	4.5			750	
	SBR Latex	<2000	4.5				750
		>2000	2.2				750
	Rebond Foam	All		4.5	4.5	2.2	750

Issued on 21st October 2008 without alterations or additions. This Certificate will expire on 21st October 2013. This certificate is issued in conjunction with CSIRO report number CMMT(C)-2007-120 (Rev AA), and must not be used separately to that report.

 Alex K Webb
Fire Engineering Assessments



CSIRO Materials Science and Engineering
14 Julius Avenue, Riverside Corporate Park, North Ryde NSW 2113 AUSTRALIA
Telephone: 61 2 9490 5444 Facsimile: 61 2 9490 5555



JONES NICHOLSON PTY LTD
CONSULTING ENGINEERS

SYDNEY OFFICE
Suite 45, 40-44 Belmont Street
Sutherland NSW 2232
Telephone: (02) 9521 3088
Fax: (02) 9521 3066
Email: mail@jonesnicholson.com.au
www.jonesnicholson.com.au
ABN 51 003 316 032

SITE INSPECTION REPORT / INSTRUCTION

Project: New Workshop & Teaching Space
 Client: LOQUAT VALLEY SCHOOL
 Location: 1937 Pittwater Road / Bayview
 Attn: QUASAR / Tarek Date: 5 Nov 2012 Project No: 120128

Inspection: Bonded Slab & Steelwork

I have inspected and approved:

- 1) Bonded slab reinforcement
- 2) Erected steelwork

COMMENTS

- 1) Add N12 $\frac{600}{600}$ L=1200 horizontal at corner of hobs
- 2) Add N12 trimmers around vertical pipe penetrations
- 3) Double check tightness of bolts for operable wall steel beam, bolt ends

IN Engineer: Geardo Silva B Site Rep: