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**INTERIM OCCUPATION CERTIFICATE 100035 (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** Loquat Valley Anglican School C/ Midson Group Pty Ltd  
**Address** P O Box 671 Epping NSW 2121  
**Contact Details** **Phone** 9868 6923 **Fax** 9868 6924

**OWNER DETAILS**

**Name of person having benefit of the development consent** Mr Bruce Litchfield SASC Capital Works Manager C/ Sydney Anglican Schools Corporation  
**Address** Suite 102 104 9 Gloucester Road HURSTVILLE NSW 2220  
**Contact Details** **Phone** 9579 5663 **Fax** 9570 2220

**RELEVANT CONSENTS**

**Consent Authority/Local Government Area** Pittwater Council  
**Complying Development Certificate No** 100035 **Date issued** 4/03/2010  
**Decision Made Under** State Environmental Planning Policy (Infrastructure) 2007

**PROPOSAL**

**Address of Development** 1973 Pittwater Rd Bayview NSW 2104  
Lot 1 DP304830 Lot A DP360274 Lot 20 DP635214  
**Building Classification** 9b  
**Type of Construction** C  
**Scope of building works covered by this Notice** New Classroom  
**Attachments** Schedule 1  
**Fire Safety Schedule** Schedule 2  
**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** 18/10/2010

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

REC 2010 131 \$30 PRNC  
20/10/10



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**SCHEDULE 1**

| DOCUMENT                | PREPARED BY         | REFERENCE | DATE       |
|-------------------------|---------------------|-----------|------------|
| Fire Safety Certificate | Frank Tropea        |           | 23/07/2010 |
| Structural Certificate  | Birzulis Associates |           | 10/09/2010 |
| Surveyors Report        | Craig G Rhodes      |           | 21/09/2010 |

## INSPECTIONS SUMMARY 100035

Click the button above to create an inspection in minutes    Click the button above to assign inspections

### REQUIRED INSPECTIONS

- ✓ Piers
- ✓ Framing Inspection
- ✓ Building commencement inspection
- ✓ Stormwater
- ✓ Disabled Access
- ✓ Final Inspection Commercial
- ✓ 129B Pre-Approval Inspection

Edit Required inspections

### COMPLETED INSPECTIONS

| Date       | Name                             | Edit | Final |
|------------|----------------------------------|------|-------|
| 19/02/2010 | 129B Pre Approval Inspection     | ✓    |       |
| 23/07/2010 | Building commencement inspection | ✓    |       |
| 27/08/2010 | Framing Inspection               | ✓    |       |
| 18/10/2010 | Final Inspection Commercial      | ✓    |       |

### RE-INSPECTIONS

Date    Name    Reinspect    Notice    Amend Approval

### BOOKED INSPECTIONS

| DATE | FILE NO | INSPECTION AREA | INSPECTOR | COMMENTS |
|------|---------|-----------------|-----------|----------|
|------|---------|-----------------|-----------|----------|

100035

**BIRZULIS ASSOCIATES** Pty Ltd  
ACN 003 797 911  
A.B.N 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

10 September 2010

The Principal Certifying Authority  
c/- Midson Group Pty Ltd  
Attention Mr Ian Thompson  
P O Box 671  
EPPING NSW 1710

Dear Sir,

**STRUCTURAL CERTIFICATE**

**LOQUAT VALLEY ANGLICAN COLLEGE  
NEW GLA CLASSROOM  
(OUR REF 4614)**

This is to certify that we prepared structural engineering drawings No 4614 – S01 – S06 of the structural details for the above. The structural engineering design and detailing was carried out in accordance with the relevant Australian Standards and the Building Code of Australia.

During the construction we carried out visits of inspections of the new works. The works as inspected were in accordance with our drawings and were 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

I FRANK TROPEA

Address

Of 102 COLBARRA - 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 PITTWATER RD

Suburb or town BAYVIEW Post Code

**Particulars of Building**

TOP CLASSROOM MODIFICATIONS (PORTION 8)

Description of Part (where applicable)

**Date of Assessment**

23-7-10

**Owner's Details**

Name

SYDNEY ANGLICAN SCHOOLS CORPORATION

Address

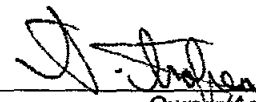
No 9 Street GLoucester RD

Suburb or town HURSTVILLE Post Code 2220

**ESSENTIAL FIRE SAFETY MEASURES**

| FIRE SAFETY MEASURES   | STANDARD OF PERFORMANCE   |
|--|---|
| <del>Access Panels doors and hoppers to fire resisting shaft</del>                     | <del>BCA C3 13 &amp; AS1905 1-1997</del>  |
| <del>Automatic fire detection and alarm system</del>                                   | <del>BCA E2 2 &amp; Spec E2 2a, &amp; AS 1670 1-1995, AS 3786-1993</del>                                |
| <del>Automatic fire suppression system (sprinkler)</del>                               | <del>BCA E1 6, Spec E1 6 &amp; AS 2118 1-1999, AS2118 6-1995</del>                                      |
| 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  |
| <del>Fire dampers</del>  | <del>BCA C3 12 &amp; C3 15</del><br>AS/NZS1668 1-1998, AS 1668 2-1991 & AS 1682 1-1990 & AS 1682 2-1990 |
| <del>Fire doors</del>  | <del>BCA Spec C3 4 &amp; AS1905 1-1997</del>  |
| Fire hydrant systems   | BCA E1 3<br>AS2419 1-1994   |
| <del>Fire seals protecting openings in fire resisting components of the building</del> | <del>BCA C3 12, C3 15, Spec C3 15</del>   |
| <del>Fire windows</del>  | <del>BCA Specification C3.4</del>   |
| <del>Hose reel system</del>  | <del>BCA E1 4 &amp; AS2441-1998</del>   |
| Lightweight construction   | BCA C1 8 & Spec C1 8  |
| <del>Mechanical air handling system</del>  | <del>BCA E2 2, Spec E2 2b &amp; AS/NZS 1668 1-1998</del>  |
| 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<br>Signs on exit doors                                 |

**Date of Certificate** dated this 23<sup>RD</sup> day of JULY 20 10

**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 or 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

100035

**CRAIG & RHODES**  
SURVEYORS PLANNERS CIVIL & STRUCTURAL ENGINEERS  
INCORPORATING JOHN G NELSON & ASSOCIATES  
AND COMPLETE CONSULTANTS

Surveyors since 1920



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Web www.craigandrhodes.com.au  
ABN 77 050 209 991

21 September 2010

**SURVEYOR'S REPORT**

Ref 385/09

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 weatherboard building with metal roof stands within the subject boundaries as shown on sketch

The reduced levels of the floor and ridge for the weatherboard building relates to benchmark drill hole and wing RL5 8 on Australian Height Datum in plan ref C189-002 prepared by Whelans and are shown in red on sketch

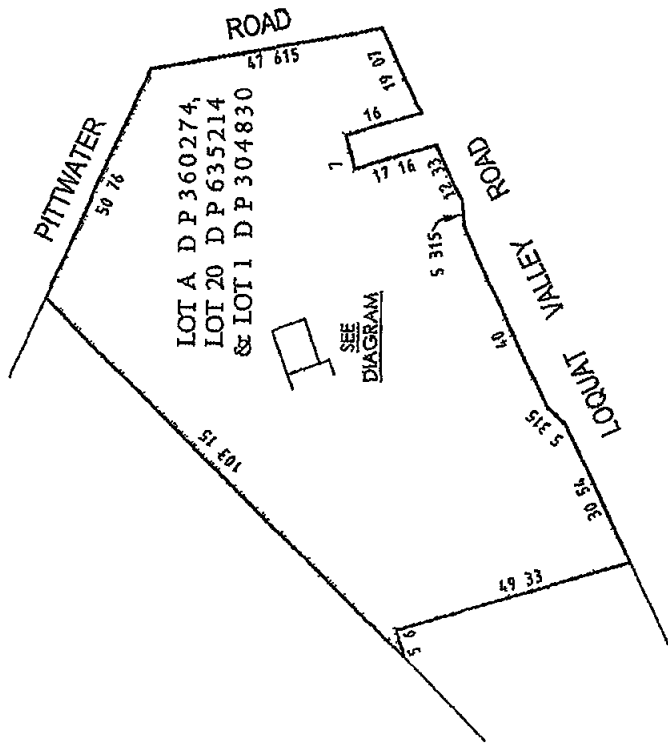
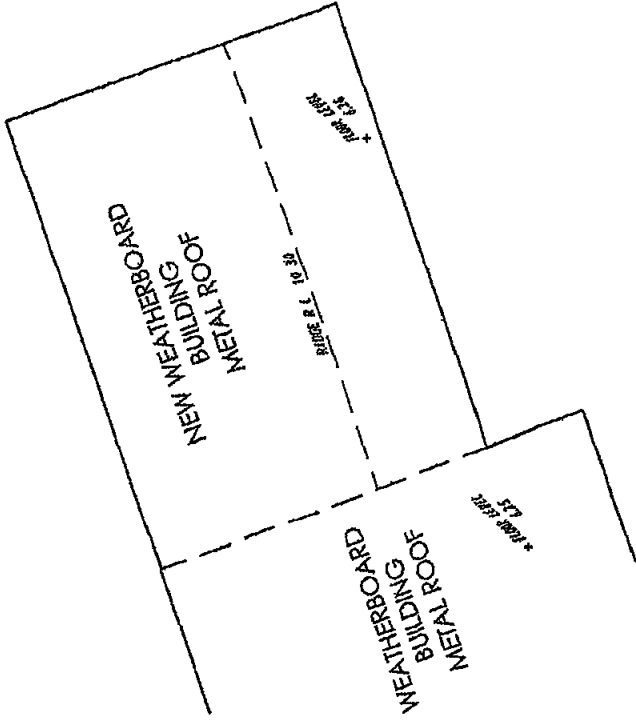
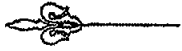
-----  
Date of Instruction. 8 September 2010  
Date of Survey 20 September 2010

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



DATE OF SURVEY 2009/10

This is the sketch referred to in my report dated 21st September 2010 Ref 365-09

*Andreas R. Thommes*  
Registered Land Surveyor

ORIGIN OF LEVELS. BM DH&W R.L. 5.80 VIDE PLAN REF C189-002 (WHELANS)

25-09-2009 10:00 AM