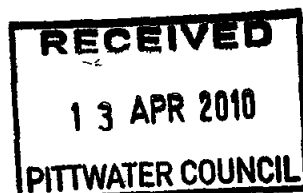


greenfield

Accredited Certifiers

12 April, 2010

The General Manager
Pittwater Council
PO BOX 882
MONA VALE NSW 2103



Dear Sir/Madam,

Re Complying Development Certificate No 2010/13245
Property 5 Chiltern Road, Ingleside

The attached copy of the Complying Development Certificate, Notice of Commencement/PCA Form & \$30 00 Council submission cheque is forwarded for your record in accordance with Regulation 130(4) of the Environmental Planning & Assessment Regulation 2000

Yours faithfully

A handwritten signature in dark ink, appearing to read "G Watts".

George Watts
Accredited Certifier

Telephone 1300 663 215
Facsimile (02) 9836 3000
PO Box 6160
Baulkham Hills BC NSW 2153



R Moy & Associates Pty Ltd
T/as Greenfield Accredited Certifiers
ACN 100 924 605
ABN 23 100 924 605

Complying Development Certificate

Issued in accordance with section 85A of the Environmental Planning & Assessment Act 1979

COMPLYING DEVELOPMENT CERTIFICATE NUMBER CDC2010-13245

Subject Site Address	5 Chiltern Road, INGLESIDE 2101
Lot No	1
DP	808703
Council Area	PITTWATER COUNCIL
Land Use Zone	1(a) Non-Urban Pittwater Local Environmental Plan 1993
Applicant Name	Hamaskaine Regional Committee of Australia c/- Maccormick Simonian Architects
Applicant Address	105 Reservoir Street, SURRY HILLS 2010
Owner Name	Hamaskaine Regional Committee of Australia
Owner Address	PO Box 461, WILLOUGHBY
Description of Building Work	Indoor Multipurpose Hall & Driveway Area
BCA Class of Building Work	9b
Estimated Cost of Development	\$980,000 00

List of Documents Accompanying the Application

\$30 00 Council Submission Cheque
External Colour Schedule
Long Service Levy Receipt
Title Search
Section 149 Certificate
Complying Development Application Form
PCA Form
Owners Consent Letter
Section J Lighting Calculations
Fire Safety Schedule
Design Certificate - Bushfire
Design Certificate - Fire Hydrant, Hose Reel & Extinguishers
Pre-Certification Inspection Report
Specifications
Hydraulic Details & Design Certificate by Demlakian Engineering dated 10/3/10
Structural Engineers Details & Design Certificate by Demlakian Engineering dated 24/3/10
Conditions of Consent

List of Plan References and Specifications approved under this Certificate

Drawing No A00, A02, A04, A05, A06 Issue E dated 21/3/10
Drawing No A01, Issue H dated 21/3/10
Drawing No A03 Issue D dated 21/3/10
Drawing No A07 Issue A dated 3/09

(Continued on Page 2)

COMPLYING DEVELOPMENT CERTIFICATE NUMBER CDC2010-13245

The Certifying Authority (undersigned) is hereby satisfied that where the described works are completed in accordance with documentation accompanying the application for this certificate the development shall comply with all development standards applicable to the development and with other requirements prescribed by the regulations concerning the issue of a complying development certificate

Signed
Certifying Authority
Accreditation Number
Accreditation Body


George Watts
BPB0434
Building Professionals Board

Date of this Certificate 8/04/2010

This certificate shall lapse 5 years from the date of issue unless development has been physically commenced within this period

INSPECTIONS INFORMATION

Site Address
CDC No.

[Lot1] 5 Chiltern Road, INGLESIDE 2101
CDC2010-13245

The following mandatory critical stage inspections apply

- Pre certification (where existing buildings are to remain)
- *Piers/footings prior to pouring
- *Slab – prior to pouring
- Stormwater
- Framework
- Wet Area
- Final

*Please note that you will need to arrange for a suitably qualified
STRUCTURAL ENGINEER to provide the PCA with an Engineers
Structural Certificate of Adequacy for piers and slabs during
construction

TO BOOK AN INSPECTION:

**Fax: 9836 3000 incl Site address and inspection type
or**

Phone: 1300 663 215 => Option 1 => Option 1

****PLEASE BOOK INSPECTIONS BEFORE 3.00PM THE
DAY PRIOR TO THE INSPECTION****

Contact Personnel

To check the status of your job contact Linda Wotherspoon
Extension numbers are available at www.greenfieldcertifiers.com.au

For technical enquiries contact

George Watts

**CONDITIONS OF COMPLYING DEVELOPMENT
CONSENT ISSUED UNDER STATE ENVIRONMENTAL
PLANNING POLICY (EXEMPT AND COMPLYING
DEVELOPMENT CODES) 2008**

DEVELOPMENT SITE	5 Chiltern Road, Ingleside
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**PART 1 - PRESCRIBED CONDITIONS UNDER
State Environmental Planning Policy (Exempt and Complying
Development Codes) 2008**

*Conditions applying to complying development certificate under this
code*

Note 1 Complying development must comply with the requirements of the Act, the Environmental Planning and Assessment Regulation 2000 and the conditions listed in this Part

Note 2 A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan. Contributions may be imposed in respect of development on certain land under section 61 the City of Sydney Act 1988

Subdivision 1 Conditions applying before works commence

5 13 Protection of adjoining areas

A hoarding or a temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works if the works

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place

Note See the entry in the General Exempt Development Code for scaffolding, hoardings and temporary construction site fences

5 14 Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site
- (2) Each toilet must
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
 - (c) be a temporary chemical closet approved under the Local Government Act 1993

5 15 Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers

Subdivision 2 Conditions applying during the works

Note The Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Noise Control) Regulation 2008 contain provisions relating to noise

5 16 Hours for construction or demolition

Construction or demolition that is audible in any dwelling on an adjoining lot may only be carried out between 7 00 am and 8 00 pm on Monday to Saturday

5 17 Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates

5 18 Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held
- (2) Demolition materials and waste materials must be disposed of at a waste management facility
- (3) The work site must be left clear of waste and debris at the completion of the works

Subdivision 3 Construction requirements

5 19 Utility services

If the complying development requires alteration to, or the relocation of, utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out

5 20 Mechanical ventilation systems

If the complying development is a mechanical ventilation system that is a **regulated system** in **regulated premises** within the meaning of the Public Health Act 1991, the system must be notified as required by the Public Health (Microbial Control) Regulation 2000, before an occupation certificate (whether interim or final) for the complying development is issued

5 21 Food businesses

If the complying development is a **food business** within the meaning of the Food Act 2003, the food business must be notified as required by that Act or licensed as required by the Food Regulation 2004, before an occupation certificate (whether interim or final) for the complying development is issued

5 22 Premises where skin penetration procedures are carried out

If the complying development involves premises at which a *skin penetration procedure* within the meaning of the Public Health Act 1991 will be carried out, the premises must be notified as required under the Public Health (Skin Penetration) Regulation 2000 before an occupation certificate (whether interim or final) for the complying development is issued

PART 2 - PRESCRIBED CONDITIONS UNDER Environmental Planning and Assessment Regulation 2000

Conditions of complying development certificate (generally)

136A Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989

- (1) A complying development certificate for development that involves any building work must be issued subject to the following conditions
 - (a) that the work must be carried out in accordance with the requirements of the *Building Code of Australia*,
 - (b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences
- (2) This clause does not limit any other conditions to which a complying development certificate may be subject, as referred to in section 85A (6) (a) of the Act
- (3) This clause does not apply
 - (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
 - (b) to the erection of a temporary building
- (4) In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant complying development certificate is made

136B Erection of signs

- (1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with
- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the site is prohibited
- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed
- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws
- (6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date

Note Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100)

136E Conditions applying to use of building as place of public entertainment

- (1) A complying development certificate for development involving the use of a building as a place of public entertainment must be issued subject to conditions requiring the applicable requirements of subclause (2) and Schedule 3A to be complied with
- (2) If the building is a temporary structure, Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* (as in force on the date the application for the relevant complying development certificate is made) must be complied with

Note Under clause 136A, the erection of a building (other than a temporary structure), including the erection of a building proposed to be used as a place of public entertainment, must comply with the requirements of the *Building Code of Australia*

- (3) Subclause (2) does not apply to the extent to which an exemption is in force under clause 187, subject to the terms of any condition or requirement referred to in clause 187 (6)

136F Duration of consent to use certain licensed premises as place of public entertainment

- (1) A complying development certificate for development involving the use of prescribed licensed premises as a place of public entertainment must be issued subject to the condition that the use may be carried out under the certificate only within the period of 5 years commencing on the date on which the certificate becomes effective and operative under section 86A of the Act or such lesser period commencing on that date as is determined by the certifying authority concerned

- (2) In this clause

prescribed licensed premises means premises to which any of the following relate

(a) a hotelier's licence, nightclub licence or restaurant licence under the Liquor Act 1982,

(b) a certificate of registration under the Registered Clubs Act 1976

136G Drive-in theatres

- (1) A complying development certificate for development involving the use of land as a drive-in theatre must be issued subject to the condition that NSW Part H103 of Volume One of the *Building Code of Australia* (as in force on the date the application for the relevant complying development certificate is made) must be complied with
- (2) Subclause (1) does not apply to the extent to which an exemption is in force under clause 187, subject to the terms of any condition or requirement referred to in clause 187 (6)

136H Condition relating to shoring and adequacy of adjoining property

- (1) A complying development certificate for development must be issued subject to a condition that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense
- (a) protect and support the adjoining premises from possible damage from the excavation, and
- (b) where necessary, underpin the adjoining premises to prevent any such damage
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

**PART 3 - DURATION OF COMPLYING DEVELOPMENT
CERTIFICATE**

Environmental Planning and Assessment Act 1979 No 203

86A Duration of complying development certificate

- (1) A complying development certificate becomes effective and operates from the date endorsed on the certificate
- (2) A complying development certificate lapses 5 years after the date endorsed on the certificate
- (3) However, a complying development certificate does not lapse if the development to which it relates is physically commenced on the land to which the certificate applies within the period of 5 years after the date endorsed on the certificate
- (4) No proceedings may be taken before a court or tribunal to extend the 5-year period

END OF CONDITIONS



greenfield
Certifiers

PCA FORM

NOTICE OF INTENTION TO COMMENCE BUILDING WORK
NOTICE OF INTENTION TO APPOINT PRINCIPAL CERTIFYING AUTHORITY (PCA)

CHECKLIST

- ☒ Complete all fields in the "PARTICULARS" section – we cannot accept incomplete forms and they will be sent back to you for your completion
- ☐ Provide evidence (via Building Contract or Tender) to substantiate Estimated value of building works declared on this form
- ☒ The Appointor/s to initial bottom right of all 5 pages
- ☐ Residential Building Work only arrange for a copy of Home Warranty Insurance or Owner Builder Permit to be submitted to our office **prior to commencing any building work**

SECTION 1 PARTICULARS OF THE APPOINTOR/S

Appointor Name (Cannot be the Building Contractor unless they also own the property)	MR HEROSE GIRAGOL (FOR) HAMASKAINI REGIONAL COUNCIL AUSTRALIA	APPOINTOR NO 1	APPOINTOR NO 2 COMMITTEE OF
Appointor Address (nominate 1 address)	PO BOX 461, WILLOUGHBY NSW		
Appointor Contact Details (nominate 1 contact)	Tel/Fax/Lmail 0416 691 655		
Site Address of the Proposed Building Works	5 CHILTERN RD, INSIDE NSW		
Description of the Proposed Building Works	MULTIPURPOSE HALL		
Estimated Value of Building Works	\$980,000-		
Proposed Date to Commence Building Work	5 APRIL 2010 <small>If left blank the presumption will be 2 days after PCA appointment date</small>		
Development Consent or CDC Date			
Development Consent or CDC Registration Number			
Builder/Principal Contractor	TBA		
License/Permit Number	TBA		

SECTION 2 · PCA SERVICE AGREEMENT

Engagement

The engagement or the appointment of the PCA will not commence until the proposed PCA has accepted and notified their acceptance of the appointment to the Appointor and the Consent Authority (usually Council). The proposed PCA or Greenfield Certifiers will not accept any responsibility for any damages, losses or delays suffered by the Appointor/s or any other party as a result of omissions or errors contained within this form or failure of the Appointor/s to comply with all items contained in the Checklist on this form.

Scope

The scope of works covered under this appointment is restricted to those building works as described in the 'PARTICULARS' section of the form.

Terms and Conditions

- 1 All information provided by the Appointor/s on this form shall be taken to be accurate and correct. The PCA shall not accept any responsibility for any intentional or unintentional error or omission made by the Appointor/s on this form.
- 2 Where building works have commenced prior to the acceptance of appointment of PCA without the knowledge of the intended PCA, the appointment shall be invalid and acceptance of the appointment will be withdrawn.
- 3 The Appointor/s shall be obliged to keep the PCA informed of any changes to the details of Principal Contractor (builder) and any relevant insurances required by the builder. Failure to meet this obligation shall result in the Appointor/s to indemnify the PCA against any losses or suffering as a result of non compliance with any legislative requirements.
- 4 The Appointor/s are responsible for ensuring that a copy of Home Warranty Insurance or Owner Builder Permit is submitted to the PCA prior to the commencement of building works where required by Home Building Act 1989. The acceptance of the appointment will not occur until this requirement has been met.
- 5 It is recommended the Appointor/s ensure that the principal contractor (builder) shall make arrangements to book in critical stage inspections with our office via fax, post or email as required by giving prior day notice (before 3 00pm).
- 6 The PCA shall not accept responsibility for any damages or costs associated for the inability to issue an Occupation Certificate due to but not limited to the following: non compliance with a development consent condition, unsatisfactory final inspection, non compliance with BASIX commitments, missed critical stage inspections, non compliance with approved building plans or failure to pay the required inspection or Occupation Certificate fees.

Fees

Failure to pay the prescribed Appointment of PCA fee may result in the refusal to accept the appointment of PCA. Should an appointment be accepted and payment not honoured, the Appointor will be ultimately liable for unpaid fees, regardless of whether the fee was paid directly to the Builder and any associated debt recovery costs plus interest incurred from the time of the appointment.

It is noted that the PCA and/or Greenfield may suspend its services provided to the appointor/s or the builder, where fees have not been paid within the provisions of the Building and Construction Industry Security of Payment Act 1999.

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HAMAZKAI NE ARMENIAN EDUCATIONAL & CULTURAL SOCIETY

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OWNERS CONSENT

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REGIONAL COMMITTEE

05 March 2010

GreenField Certifiers Pty Ltd
PO Box 6160
Baulkham Hills BC NSW 2153

Att George Watts

Dear Sir

Re 5 Chiltern Road Ingleside - Multipurpose Hall - CDC 10/13245
Subject Land Owner's Consent

We refer to the submission of the Complying Development Certificate Application for the proposed Multipurpose Hall on the Galstaun College Campus

I hereby provide our consent to the development application as the landowner of the proposed development site

Your assistance in this application would be greatly appreciated

Yours faithfully

Herose Giragol
President
Hamazkaine Regional Committee of Australia

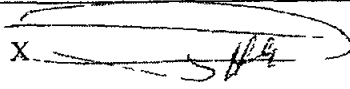
250 PENSURST STREET, WILLOUGHBY N S W 2068
P O BOX 461 WILLOUGHBY N S W 2068
TFI FPHONE (612) 9411 7604

SECTION 3 : DECLARATIONS BY THE APPOINTOR/S

I/We the aforementioned persons as described as the Appointor/s in the PARTICULARS section hereby declare the following that

- I/We have the benefit of the Development Consent or Complying Development Certificate within the meaning under EP&A Act 1979 for the proposed works as indicated on this form
- I/We to the best of my/our knowledge have completed all details in the PARTICULARS section in a true and accurate manner and hereby indemnify the appointed PCA and Greenfield against any damages losses or suffering as a result of incorrect information provided under that section
- I/We have read understood and hereby accept the terms and conditions outlined within the PCA Service Agreement on this form
- I/We understand that the Appointment of the PCA is not taken to be have been accepted until a copy of the acceptance has been signed by the proposed PCA and released to the Appointor/s and the Consent Authority effective from the date of the acceptance
- I/We understand that the Commencement of Building Work cannot be any earlier than 2 business days after the appointment of PCA has been accepted and therefore declare that no building works shall commence until after such date
- I/We authorise the right of entry for any certifying authority arranged by Greenfield Certifiers to carry out inspections required by the PCA under this agreement
- I/We authorise the transfer of PCA to another employee of Greenfield if the original PCA ceases employment with Greenfield Certifiers for any reason or becomes unable to fulfil their duties as the PCA or ceases to become an Accredited Certifier at no cost to Greenfield Certifiers I/We accept costs associated with the transfer of the PCA, for any reason whatsoever
- I/We understand the appointment of PCA shall not be accepted until documentation of required insurances or owner builder permit is submitted to Greenfield in accordance with the Home Building Act 1989
- I/We declare that I/we shall notify the PCA at the earliest possible instance of any changes to the appointment of the builder and ensure any mandatory insurances required by the incoming builder in accordance with the Home Building Act 1989 are in place

APPOINTOR SIGNATURES

Signature of Appointor 1	X 
Full Name of Appointor 1	HEROSE GRAGOL FOR HAWASKA'IE REGIONAL
Dated	24 02 10 COMMITTEE OF AUST

Signature of Appointor 2	X
Full Name of Appointor 2	
Dated	

SECTION 4 · PCA ACCEPTANCE (office use only)

PCA Selection

Select	Name of PCA	Accreditation Number
<input type="checkbox"/>	Richard Moy	BPB0281
<input checked="" type="checkbox"/>	George Watts	BPB0434
<input type="checkbox"/>	Peter Dewick	BPB0090
<input type="checkbox"/>	Luke Jeffree	BPB0196
<input type="checkbox"/>	Stephen Murray	BPB0282
<input type="checkbox"/>	Wesley Vos	BPB0744

PCA office details


Address	PO Box 6160 Baulkham Hills BC NSW 2153
Phone	1300 663 215
Fax	02 9659 1633
Accreditation Body	Building Professionals Board 10 Valentine St. Parramatta NSW 2150

PCA STATEMENT

I, the person selected above hereby accept the appointment of Principal Certifying Authority (PCA) within the Terms and Conditions as indicated in 'Section 2 PCA Service Agreement effective no earlier than the 'Acceptance Date' shown below

I, the appointed Principal Certifying Authority am of the opinion that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied

PCA SIGNATURE

Signature of PCA	X 
Appointment Acceptance Date	- 8 APR 2010

SECTION 5 . NOTICE OF CRITICAL STAGE INSPECTIONS (to be completed by the PCA only based on BCA Building Class)

- ☒ Pre-Commencement
- ☒ Footings
- ☒ Piers
- ☒ Slab/s
- ☒ Stormwater
- ☒ Frame
- ☒ Wet Areas
- ☒ Completion

- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

APPENDIX 1 • INFORMATION FOR THE APPOINTOR

The following information is a guide only and is aimed at clarifying the role of the PCA and the requirements under the Legislation surrounding the appointment of a PCA

- 1 Only the person having benefit of a development consent involving building work can appoint the PCA. This is generally the Land Owner. The Builder is prohibited from appointing the PCA unless the builder is also the owner of the land.
- 2 A PCA must be appointed, accepted and notified to Council no later than 2 days prior to the commencement of building works. Failure to do so may jeopardise the legitimacy of the building certification.
- 3 An Occupation Certificate can only be issued by the appointed PCA.
- 4 Information about Home Warranty Insurance and Building Licensing requirements are available on the Dept of Fair Trading website below:
<http://www.dft.nsw.gov.au/building.html>
- 5 All critical stage inspections as notified in this document are required to be carried out to enable the issue of an Occupation Certificate.
- 6 The appointment of PCA shall not be effective until the Appointor/s and Consent Authority has received the Acceptance of the Appointment of PCA by our office.
- 7 Greenfield recommends that the appointor/s should review the Development Consent conditions and ascertain whether the Building Contract covers all additional requirements under the development consent. It is common that some Council conditions are not covered under the Building Contract and may be the responsibility of the owner/s to fulfill such conditions prior to obtaining an Occupation Certificate. We recommend you familiarise yourself with such post contract requirements and responsibilities.
- 8 Please note that additional inspection fees and charges may apply for additional inspections outside works covered under your Building Contract and for additional Occupation Certificates issued directly to the appointor. Refer to Appendix 2 for additional fees and charges.

APPENDIX 2 ADDITIONAL FEES AND CHARGES

The following fees and charges may be payable by the Appointor/s where the PCA is requested or required to carry out additional work, inspections or Occupation Certificates to be issued directly to the appointor as a result of owner/s having to comply with Council Development Consent conditions AFTER the Building Contract has been fulfilled. For example, driveways, landscaping, privacy screening, air conditioning and landings are often items which are not covered under the Building Contract but may be required in order to obtain a Final Occupation Certificate. The following rates are indicative only and rates can be increased at any time without notice.

Item	Ex GST	GST	Total
Additional Inspections after building contract has been fulfilled (per inspection)	\$150.00	\$15.00	\$165.00
Additional Occupation Certificate + lodgment	\$240.00	\$24.00	\$264.00
Archive retrieval fee (applies where additional work is requested more than 12 months after final inspection or last activity or issue of an Occupation Certificate)	\$100.00	\$10.00	\$110.00

Note: The PCA shall be entitled to suspend his/her services under the Building and Construction Industry Security of Payment Act 1999 where payment of fees is not received.



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COMPLYING DEVELOPMENT CERTIFICATE APPLICATION FORM

CHECKLIST

- ☒ Complete & sign this Application form – only originals or emailed versions will be accepted. Cannot accept facsimile applications under the Legislation
- ☐ 1 x copy of Basix Certificate (including ABSA Assessor Certificate and ABSA stamped plans where applicable) for all residential building works *N/A*
- ☒ 3 x copies of appropriate CD plans. Plans are to be in scale and comprise of Site plan (showing setbacks from boundaries) floor plans elevations/sections area calculations in sqm (incl site existing floor, proposed floor and structure/s)
- ☒ 3 x copies of building specifications
- ☒ Proof of payment of Long Service Levy if work is valued \$25 000 or over. Long service levy will need to be paid directly to Long Service Payments Corporation. Visit www.lspc.nsw.gov.au/levy_information/ for details
- ☒ Attach cheque in favour of your Council for CDC Registration Fee (refer to required items on quotation or advice from our Approvals Liaison Officers)
- ☒ Make arrangements to appoint a PCA before commencing building work – refer to Greenfield's PCA Form for details

SECTION 1 PARTICULARS

Applicant Name/s (Cannot be Builder unless they also own the property)	APPLICANT NO 1 HELOISE GIRAGOL (FOR) HAMASKAINÉ REGIONAL COMMITTEE OF AUSTRALIA	APPLICANT NO 2
Applicant Address (Address for all correspondence) 'Care of' addresses accepted	C/- MACCORMICK SIMONIAN ARCHITECTS 105 RESERVOIR ST SURREY HILLS NSW 2150	
Applicant Contact Details (nominate 1 contact)	Tel/Fax/Email 0418 691 655	
Owner Name/s (Write 'As above' if same as Applicant/s)	OWNER NO 1 AS ABOVE	OWNER NO 2
Owner Current Address/es	OWNER NO 1 ADDRESS PO BOX 461, WINDOGBY, NSW	OWNER NO 2 ADDRESS
Owner Contact Details (nominate 1 contact)	Tel/Fax/Email 0418 691 655	
Application Type	<input checked="" type="checkbox"/> Housing Code SEPP (Exempt and Complying Development) 2008 <input type="checkbox"/> Council's existing Exempt and Complying Development Policy	

Site Address of the Proposed Building Works	5 CHURCHMAN RD, INGLEFIDE
Local Government Area (Council)	PITTMATER COUNCIL
Detailed description of proposed building works	NEW MULTIPURPOSE HALL
Estimated Cost of Building Work	\$980,000
Number of proposed storeys	2
Gross floor area of proposed building	1804m ² sqm
Gross site area of property	9491 ha sqm

For proposed new residential building work only

No of existing dwellings on the property	
No of existing dwellings to be demolished	
No of dwellings to be included in the new building	
Will new building be attached to any existing building ?	
Will new building be attached to any other new building ?	
Does the land contain a dual occupancy ?	

Building materials

External Walls	Block RC
Floors	RC SLAB (TIM)
Roof	ZINCALUME
Frame	STEEL

SECTION 2 TERMS OF APPLICATION

Engagement

The engagement of Greenfield Accredited Certifiers to provide services shall not commence until the applicant successfully completes and signs this application form provides all items in the checklist on page 1 and all fees have been received by Greenfield Greenfield Accredited Certifiers shall not accept any responsibility for any damages losses or delays suffered by the Applicant as a result of omissions or errors contained within this form or failure of the Applicant/s to comply with all relevant items contained in the Checklist on this form

Scope

The scope of works covered under this application is restricted to those building works as described in the PARTICULARS section of the form

Terms and Conditions

- 1 All information provided by the Applicant/s on this form shall be taken to be accurate and correct Greenfield shall not accept any responsibility for any intentional or unintentional error or omission made by the Applicant/s on this form
- 2 The Applicant/s are to declare that no building works have commenced at the time of the application A false representation in this regard will invalidate the application and Applicant/s shall indemnify Greenfield against any damages or losses suffered by it or its employees in relation to the issue of a Complying Development Certificate (CDC) In such an event the Applicant/s shall agree to cancel the Complying Development Certificate at the earliest possible time at no cost to Greenfield

Fees

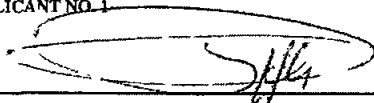
Failure to pay the quoted fee for services will generally result in a refusal to release the Complying Development Certificate. Should a CDC be released and payment not honoured the Applicant/s shall be liable in addition to any associated debt recovery costs plus interest incurred from the time of the application. Greenfield may suspend where fees have not been paid in accordance with the provisions of the Building and Construction Industry Security of Payment Act 1999.

SECTION 3 DECLARATIONS BY THE APPLICANT

I/we the Applicant/s as shown in the PARTICULARS section hereby declare the following

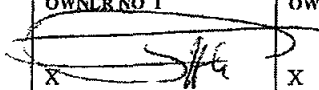
- I/we to the best of my knowledge have completed all details in the PARTICULARS section in a correct and accurate manner and hereby indemnify Greenfield against any damages, losses or suffering as a result of incorrect information provided under that section
- I/we have obtained consent from the owner/s of the property as indicated in the PARTICULARS section to apply and obtain a Complying Development Certificate
- I/we have read, understood and hereby accept the terms and conditions outlined in Section 2 of this form
- I/we understand that the Application for Complying Development Certificate will not be complete until all required documentation has been received by Greenfield
- I/we understand that the Application for and acquisition of Complying Development Certificate does not authorise Commencement of Building Work (Refer to appointment of PCA on Greenfield's PCA Form)
- I/we agree to allow more than 10 days to consider this application if and when required

APPLICANT SIGNATURE

Signature	APPLICANT NO 1 X 	APPLICANT NO 2 X
Full Name	HEROSE GIRAGOL	
Dated	10 03 10	

SECTION 4 OWNERS CONSENT TO APPLY FOR COMPLYING DEVELOPMENT CERTIFICATE

If there are additional site owners (not already named as Applicants) OR the site owners are not the Applicants (limited circumstances) it is necessary that ALL owners of the site consent to this Application. The person/s signing below declare they are an owner of the Site and consent to the Applicant/s named on this form to make an Application for Complying Development Certificate.

Signature	OWNER NO 1 X 	OWNER NO 2 X	OWNER NO 3 X	OWNER NO 4 X
Full Name	HEROSE GIRAGOL			
Dated	10 03 10			





greenfield
Accredited Certifiers

FIRE SAFETY SCHEDULE

PREMISES Multi Purpose Hall, 5 Chiltern Road, Ingleside

APPLICANT Hamaskaine Regional Committee of Australia

COMPLYING DEVELOPMENT CERTIFICATE No 2010/13245

CLASS OF BUILDING 9b

DATE OF PREPARATION 8TH April, 2010

EXISTING FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
Hydrant System	Unknown
Hose Reels	Unknown

PROPOSED FIRE SAFETY MEASURES TO BE INCLUDED IN NEW WORK	STANDARD OF PERFORMANCE
Portable Fire Extinguishers	BCA Clause E1 6 AS2444-2001
Exit Signs	BCA Clause E4 5-4 8 AS2293 1-2005
Emergency Lighting	BCA Clause E4 2 AS2293 1- 2005
Hose Reel Systems	BCA Clause E1 4 AS2441- 2005
Fire Hydrant Systems	BCA Clause E1 3, AS2419 1 – 2005
Fire Blanket to Kitchen	BCA Clause E1 6, AS2444 - 2001

DESIGN CERTIFICATE - BUSHFIRE

05 March, 2010


GreenField Certifiers Pty Ltd
PO Box 6160
Baulkham Hills BC NSW 2153

Att George Watts

Dear Sir

Re 5 Chiltern Road Ingleside - Multipurpose Hall CDC 10/13245
Subject. **Planning for Bushfire**

We confirm that the above project has been design with consideration of 'Planning for Bushfire Protection 2006 and the Australian Standard AS3959 - 1999 Construction of buildings in bushfire prone areas

Yours faithfully


Shahe Simonian
Nominated Architects
M McCormick 6702 S Simonian 7277

Architects

5 Chiltern Road Ingleside - Multipurpose Hall
CDC 10/13245
Planning for Bushfire

ENGINEERING CONSULTANTS OF AUSTRALIA PTY LTD

CERTIFICATE OF DESIGN INTENT**BUILDING SERVICES**Reference Number 10/06

Designer **ENGINEERING CONSULTANTS AUSTRALIA PTY LTD,**
Consulting Engineers
Postal Address **PO BOX 500, GORDON, NSW 2072**
Tel (02) 9449 2300 Fax (02) 9449 3100 Mob 0410 426619
Email eca consulting@bigpond.com

The Facility

Development Application Complying Development
Building Name Galstaun College
Site Address 5 Chiltern Road Ingleside
Relevant Building(s) Proposed Multi-Purpose Hall

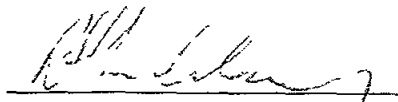
The Design

Design Scope Fire Hydrant, Hose Reel and Extinguishers
Design Document No 10/06 - F1 and F2 **Date** 25 March 2010
Prepared By **ENGINEERING CONSULTANTS AUSTRALIA PTY LTD**
Postal Address **PO Box 500, GORDON, NSW 2072**
Design Practitioner Name R Timmins **Qualifications** F AHSCA- MIPA

Compliance

- (a) I am the Principal appointed to the project to which the design applies
- (b) I did/did not prepare the design
- (c) I am the principal of Engineering Consultants Australia Pty Ltd
- (d) A regulatory assessment, in as far as it relates to relevant design standards current at the time, was undertaken
- (e) I have the appropriate qualifications and expertise to design and assess designs against the requirements of the BCA 2009 and relevant Australian Standards
- (f) This company is insured at Lloyds for Professional Indemnity
- (g) I certify that when designed, the work to which the design relates will comply with the BCA 2009 and relevant Australian Standards, except, as otherwise noted in the design drawings, including AS2419 1 - Fire Hydrant Installations A S 2441- Installation of fire hose reels AS2444 - Portable fire extinguishers - Selection and location

Certifier

Name R H Tewksbury **Signature** 
Professional Qualifications MIEAUST, CPENG **Registration No** 392518
RPEQ 791

Date 31 of March 2010**Relevant Documents****Drawings**

- 10/06 - F1 - Proposed and existing fire Hydrant and fire hose reel services
- 10/06 - F2 - Existing fire hydrant service and proposed additional hydrant stand pipe

Note The existing fire Hydrant service has not been flow tested consequently testing of this service will be required prior to completion of the fire services and certification

INSPECTION PRIOR TO ISSUE OF COMPLYING DEVELOPMENT
CERTIFICATE
Clause 129B & 129C Environmental Planning & Assessment Regulation

Site Inspection Report

Premises *NEW HALL, 5 CHILTERN RD INGLESIDE*
CDC Application No *10/13245* Date of application *12.3.10*
Type of Inspection *Pre Approval*
Date of Inspection *19.3.10*

Current fire safety measures installed in the existing building are listed as follows-
NA - NEW BUILDING

Do the plans & specifications adequately & accurately depict the existing site conditions?

☒ Yes

☐ No

Details

List any features of the site or existing building that would prevent the development from-

- Being complying development
- Not complying with Building Code of Australia

Details

NIL

Name of Certifier
Accreditation No

GEORGE WATTS
BPE 10434

Compliance with BCA Section J - Energy Efficiency

BCA Classification 9b
Climate Zone 5 (Ingleside)

No Air Conditioning is proposed in this building

Part J1 Building Fabric
Section J1 2 Thermal Construction General

- J1 2 (a) – Not Applicable as project does not have a conditioned space
- J1 2 (b) – Not Applicable as project does not have a conditioned space

Part J2 External Glazing
Section J2 Applicable Glazing Provisions

- J2 1 – Not Applicable as project

Part J3 Building Sealing
Section J3 Application of Part
J3 1 (c) – Not Applicable as project

Part J4 Air Movement
Section does not form part of BCA 2010

Part J5 Air Conditioning & Ventilation Systems
Not Applicable as project does not have a conditioned space

Part J6 Artificial Lighting & Power
Section J6 2 Interior Artificial Lighting

- J6 2 (a) - Not Applicable to a class 9b building
- J6 2 (b) - The aggregate design illumination power load does not exceed the sum of the allowances based on the watts/m2 for the activity as listed in TableJ6 2a complies refer to attached calculations

Section J6 3 Interior Artificial Lighting & Power Control

- J6 3 (a) – Artificial lighting Individually operated by a switch complies
- J6 3 (b) Not Applicable to a class 9b building
- J6 3 (c) - Artificial lighting switches (serving no more than 250m2 each) are located in a visible location in the space being switched complies
- J6 3 (d) – 95% of artificial lighting is controlled by an occupant sensing device namely a security keypad which turns off all lighting when the security system is activated complies
- J6 3 (e) - Not Applicable to a class 9b building but artificial lighting adjacent to windows is separately witched nevertheless

Section J6 4 Interior Decorative & Display Lighting

- J6 4 – Not applicable as there is no interior display lighting

Section J6 5 Artificial Lighting Around the Perimeter of the Building

- J6 5 (a) – Artificial lighting around the perimeter of the has daylight and time switch control and is less than 100W, complies

Section J6 6 Boiling Water and Chilled Water Storage Units

- J6 6 – Chilled/boiling water units are controlled by a time switch integral with the units complies

Compliance with BCA Section J - Energy Efficiency

Part J7 2 Hot water supply

Section SA J7 2 Heated water service

- J7 2 – Chilled/boiling water units are controlled by a time switch integral with the units complies

Part J 8 Access for maintenance

Section J8 2 Access for maintenance

- Access is provided to all plant equipment and components that require maintenance complies

Part I2 Energy Efficiency Installations

Section I2 2 Components of services

- On site care taker will incorporate the components of services into the core maintenance schedules of the whole facility

Part J6 Maximum Illumination Conformance

Area type	Length	Width	Height	Area (m2)	RAR	Density Adjustment Factor	Luminaire Circuit Watts	Luminaire no off	Room Total (watts)	Room Watts/m2 (design)	BCA Allowance w/m2	BCA Allowance (watts)	AF (RAR)	BCA Total Allowance (watts)	Actual Balance
1 01 Foyer	4 60	19 00	3 00	87 40	0 62	0 5	72 00	18	1296	14 83	15 00	1311 00	0 7	1857 61	561 61
1 02 Court 1	15 00	28 00	7 80	420 00	0 63	0 5	120 00	45	5400	12 86	10 00	4200 00	0 7	5926 29	526 29
1 03 Court 2	15 00	28 00	7 80	420 00	0 63	0 5	120 00	45	5400	12 86	10 00	4200 00	0 7	5926 29	526 29
1 04 Stage	15 00	7 70	4 90	115 50	0 52	0 5	72 00	23	1656	14 34	10 00	1155 00	0 7	1716 03	60 03
1 05 Store 1	5 90	5 60	3 00	33 04	0 48	0 7	72 00	4	288	8 72	8 00	264 32	0 9	307 49	19 49
1 06 Store 2	4 40	5 60	3 00	24 64	0 41	0 7	72 00	4	288	11 69	8 00	197 12	0 8	235 54	52 46
1 07 Toilet F	2 48	3 50	2 80	8 68	0 26	0 55	40 00	4	160	18 43	6 00	52 08	0 6	81 84	78 16
1 08 ACC WC	2 50	1 95	2 80	4 88	0 20	0 55	40 00	3	120	24 62	6 00	29 25	0 6	47 54	72 46
1 09 Toilet M	2 89	3 50	2 80	10 12	0 28	0 55	40 00	4	160	15 82	6 00	60 69	0 6	94 21	65 79
1 10 Office	5 38	3 50	2 80	18 83	0 38	0 5	72 00	4	288	15 29	7 00	131 81	0 6	210 49	77 51
1 11 Store 3	3 65	3 50	2 80	12 78	0 32	0 7	72 00	2	144	11 27	8 00	102 20	0 8	126 74	17 26
1 12 Kitchen	7 39	3 50	3 00	25 87	0 40	0 5	72 00	5	360	13 92	8 00	206 92	0 6	327 43	32 57
1 13 Scullery	4 05	3 50	3 00	14 18	0 31	0 5	72 00	5	360	25 40	8 00	113 40	0 6	187 65	172 35
1 14 Canteen	4 48	3 50	3 00	15 68	0 33	0 5	72 00	4	288	18 37	8 00	125 44	0 6	205 92	82 08
1 15 Change 1	9 55	4 50	2 40	42 98	0 64	0 55	72 00	9	648	15 08	6 00	257 85	0 8	338 20	309 80
1 16 Store 4	5 70	4 50	2 40	25 65	0 52	0 7	72 00	4	288	11 23	8 00	205 20	0 9	234 61	53 39
1 17 Change 2	9 55	4 50	2 40	42 98	0 64	0 55	72 00	9	648	15 08	6 00	257 85	0 8	338 20	309 80
TOTALS									17792			18162 1		370 10	

Negative Balance indicates that the total design watts is less than the BCA Allowance multiplied by the AF

2010 132 5
- 8 / - 9 2010

Specification
Multi Purpose Hall – Galstaun College
5 Chiltern Ave, Ingleside

All work to comply with the requirements of the Building Code of Australia and referenced Australian Standards

Table 1 SCHEDULE OF REFERENCED DOCUMENTS

Document No	Date	Title	BCA Clause(s)
AS/NZS 1170		Structural design actions	
Part 0	2002	General principles	B1 1 B1 2 Spec B1 2
Part 1	2002	Permanent imposed and other actions	B1 2
Part 2	2002	Wind actions	B1 2 Spec B1 2
Part 3	2003	Snow and ice actions	B1 2
AS 1170		Minimum design loads on structures	
Part 1	1989	Dead and live loads and load combinations Amdt 1 Jan 1993	B1 3
Part 2	1989	Wind loads	B1 3 Spec B1 2
Part 3	1990	Snow loads	B1 3
Part 4	1993	Earthquake loads Amdt 1 Oct 1994	B1 2 B1 3
AS/NZS 1276		Acoustics — Rating of sound insulation in buildings and of building elements	
Part 1	1999	Airborne sound insulation	F5 2
AS 1288	2006	Glass in buildings — Selection and Installation	B1 4 Spec C2 5 Spec C3 4
AS 1428		Design for Access and Mobility	
Part 1	2001	General requirements for access — New building work	A1 1 D2 10 D3 2 D3 3 D3 6 D3 7 D3 8 F2 4 G4 5 Spec D3 6
Part 4	1992	Tactile ground surface indicators for orientation of people with vision impairment	D3 8
AS 1562		Design and installation of sheet roof and wall cladding	
Part 1	1992	Metal Amdt 1 July 1993 Amdt 2 Sept 1995	B1 4 F1 5
AS/NZS 1562		Design and installation of sheet roof and wall cladding	
Part 2	1999	Corrugated fibre reinforced cement	F1 5
Part 3	1996	Plastics	B1 4 F1 5
AS 1657	1992	Fixed platforms walkways stairways and ladders — Design construction and installation (SAA Code for Fixed Platforms	D1 16 D2 18 H1 6

			Walkways Stairways and Ladders)	
AS/NZS 1668			The use of ventilation and air conditioning in buildings	
Part 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	
			Amdt 1 November 2002	
AS 1668			The use of mechanical ventilation and air conditioning in buildings	
Part 2	1991	Mechanical ventilation for acceptable indoor-air quality	F4 5 F4 11 F4 12	
AS 1670			Fire detection warning control and intercom systems — Systems design installation and commissioning	
Part 1	2004	Fire	C2 3 C3 5 C3 6 C3 7 C3 8 C3 11 G4 8 Spec C3 4 Spec E2 2a Spec G3 8	
Part 3	2004	Fire alarm monitoring	E4 9 Spec G3 8	
Part 4	2004	Sound systems and intercom systems for emergency purposes	E4 9 Spec G3 8	
AS/NZS 1680			Interior lighting	
Part 0	1998	Safe Movement	F4 4	
AS 1684			Residential timber-framed construction	
Part 2	2006	Non cyclonic areas	B1 4 F1 12	
Part 3	2006	Cyclonic areas	B1 4 F1 12	
Part 4	2006	Simplified — non cyclonic areas	B1 4 F1 12	
AS 1720			Timber structures	
Part 1	1997	Design methods	B1 4	
Part 4	1990	Fire resistance of structural timber	Spec A2 3	
AS 1735			Lifts escalators and moving walks	
Part 1	2003	General Requirements	Spec C1 8 E3 4 E3 7	
Part 2	2001	Passenger and goods lifts — Electric	Spec C1 8 Spec C1 10 D1 16 E3 4 E3 5 E3 7	
Part 11	1986	Fire rated landing doors	C3 10	
Part 12	1999	Facilities for persons with disabilities	E3 6	
			Amdt 1 July 1999	
AS 1860	1998	Installation of particleboard flooring	B1 4	
AS 1905			Components for the protection of openings in fire resistant walls	
Part 1	2005	Fire resistant doorsets	C3 6 Spec C3 4	
Part 2	2005	Fire resistant roller shutters	Spec C3 4	
AS 1926			Swimming pool safety	G1 1
Part 1	1993	Fencing for swimming pools		
			Amdt 1 June 2000	
Part 2	1995	Location of fencing for private swimming		

		pools	
AS 2047	1999	Windows in buildings — Selection and installation	B1 4 F1 13 J3 4
AS 2049	2002	Roof tiles	B1 4 F1 5
		Amdt 1 Nov 2005	
AS 2050	2002	Installation of roof tiles	B1 4 F1 5
AS 2118		Automatic fire sprinkler systems	
Part 1	1999	General requirements	Spec E1 5
		Amdt 1 June 2000	
Part 4	1995	Residential	Spec E1 5
Part 6	1995	Combined sprinkler and hydrant	Spec E1 5
AS 2159	1995	Piling — Design and installation	B1 4
		Amdt 1 April 1996	
AS 2293		Emergency escape lighting and exit signs for buildings	
Part 1	2005	System design installation and operation	E4 4 E4 8
AS 2419		Fire hydrant installations	
Part 1	2005	System design installation and commissioning	E1 3
AS 2441	2005	Installation of fire hose reels	E1 4
AS 2444	2001	Portable fire extinguishers and fire blankets — Selection and location	E1 6
AS 2665	2001	Smoke/heat venting systems — Design installation and commissioning	Spec E2 2c Spec G3 8
AS 2870	1996	Residential slabs and footings — Construction	F1 10
AS 2890		Parking facilities	
Part 1	1993	Off street car parking	D3 5
AS/NZS 2904	1995	Damp proof courses and flashings	F1 9
		Amdt 1 March 1998	
AS/NZS 2908		Cellulose cement products	
Part 1	2000	Corrugated sheets	B1 4 F1 5
Part 2	2000	Flat sheets	A1 1
AS/NZS 2918	2001	Domestic solid fuel burning appliances — Installation	G2 2
AS/NZS 3013	2005	Electrical installations — Classification of the fire and mechanical performance of wiring system elements	C2 13
AS/NZS 3500		National plumbing and drainage	
Part 3	2003	Stormwater drainage	F1 1
Part 4	2003	Heated water services	J7 2
		Amdt 1 Oct 2005	
AS 3600	2001	Concrete structures	Spec A2 3 B1 4
AS 3660		Termite management	
Part 1	2000	New building work	B1 4 F1 9

AS/NZS 3666			Air handling and water systems of buildings — Microbial control	
	Part 1	2002	Design installation and commissioning	F2 7 F4 5
	Part 2	2002	Operation and maintenance	I1 2
AS 3700		2001	Masonry structures	Spec A2 3 B1 4
AS 3740		2004	Waterproofing of wet areas within residential buildings	F1 7
AS 3786		1993	Smoke alarms	Spec E2 2a
AS 3823			Performance of electrical appliances - Airconditioners and heat pumps	
	Part 1 2	2001	Test Methods — Ducted airconditioners and air to-air heat pumps — Testing and rating for performance	J5 4
AS 3959		1999	Construction of buildings in bushfire prone areas	G5 2
AS 4072			Components for the protection of openings in fire resistant separating elements	
	Part 1	2005	Service penetrations and control joints	C3 15
AS 4100		1998	Steel Structures	Spec A2 3 B1 4
AS/NZS 4200			Pliable building membranes and underlays	F1 6
	Part 1	1994	Materials	
	Part 2	1994	Installation requirements	
AS 4254		1995	Ductwork for air handling systems in buildings	Spec C1 10
AS/NZS 4256			Plastic roof and wall cladding materials	B1 4 F1 5
	Part 1	1994	General requirements	
	Part 2	1994	Unplasticized polyvinyl chloride (uPVC) building sheets	
	Part 3	1994	Glass fibre reinforced polyester (GRP)	
	Part 5	1996	Polycarbonate	
AS 4428			Fire detection warning control and intercom systems — Control and indicating equipment	
	Part 1	1998	Fire	Spec E2 2a
			Amdt 1 April 2004	
	Part 4	2004	Intercommunication systems for emergency purposes	E4 9 Spec G3 8
AS/NZS 4859			Materials for the thermal insulation of buildings	
	Part 1	2002	General criteria and technical provisions	J1 2 Spec J5 2
			Amdt 1 Dec 2006	

C1 10 Fire Hazard Properties

- (a) The *fire hazard properties* of any material or assembly in a Class 2 to 9 building must comply with—
 - (i) for floor materials, floor coverings, wall and ceiling lining materials Specification C1 10a, and
 - (ii) for other materials Specification C1 10

C2 13 Electricity supply system

- (b) A main switchboard located within the building which sustains emergency equipment operating in the emergency mode must—
 - (i) be separated from any other part of the building by construction having an FRL of not less than 120/120/120, and
 - (ii) have any doorway in that construction protected with a *self-closing* fire door having an FRL of not less than –/120/30
- (c) Electrical conductors located within a building that supply—
 - (i) a substation located within the building which supplies a main switchboard covered by (b) or
 - (ii) a main switchboard covered by (b)
 must—
 - (iii) have a classification in accordance with AS/NZS 3013 of not less than—
 - (A) if located in a position that could be subject to damage by motor vehicles — WS53W or
 - (B) otherwise — WS52W or
 - (iv) be enclosed or otherwise protected by construction having an FRL of not less than 120/120/120
- (d) Where emergency equipment is *required* in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment, must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of a fault from the non-emergency equipment switchgear
- (e) For the purposes of (d) emergency equipment includes but is not limited to the following
 - (i) Fire hydrant booster pumps
 - (ii) Pumps for *automatic* sprinkler systems water spray chemical fluid suppression systems or the like
 - (iii) Pumps for fire hose reels where such pumps and fire hose reels form the sole means of fire protection in the building
 - (iv) Air handling systems designed to exhaust and control the spread of fire and smoke
 - (v) Emergency lifts
 - (vi) Control and indicating equipment
 - (vii) Sound systems and intercom systems for emergency purposes

C3 16 Construction joints

Construction joints spaces and the like in and between building elements *required* to be *fire-resisting* with respect to *integrity* and *insulation* must be protected in a manner identical with a prototype tested in accordance with AS 1530 4 to achieve the *required* FRL

D1 6 Dimensions of exits and paths of travel to exits

In a *required exit* or path of travel to an *exit*—

- (a) the unobstructed height throughout must be not less than 2 m except the unobstructed height of any doorway may be reduced to not less than 1980 mm and
- (b) the unobstructed width of each *exit* or path of travel to an *exit* except for doorways must be not less than—
 - (i) 1 m,

Stairs must be 1 0m wide – measured clear to handrail

D1 10 Discharge from exits

- (a) An *exit* must not be blocked at the point of discharge and where necessary suitable barriers must be provided to prevent vehicles from blocking the *exit*, or access to it
- (b) If a *required exit* leads to an *open space* the path of travel to the road must have an unobstructed width throughout of not less than—
 - (i) the minimum width of the *required exit* or
 - (ii) 1 m

whichever is the greater
- (c) If an *exit* discharges to *open space* that is at a different level than the public road to which it is connected the path of travel to the road must be by—
 - (i) a ramp or other incline having a gradient not steeper than 1 8 at any part or not steeper than 1 14 if *required* by the *Deemed-to-Satisfy Provisions* of Part D3 or
 - (ii) except if the *exit* is from a Class 9a building, a stairway complying with the *Deemed-to-Satisfy Provisions* of the BCA
- (d) The discharge point of alternative *exits* must be located as far apart as practical

D2 8 Enclosure of space under stairs and ramps

- (b) **Non fire-isolated stairways and ramps** — The space below a *required non fire-isolated stairway* (including an external stairway) or *non fire-isolated ramp* must not be enclosed to form a cupboard or other enclosed space unless—
 - (i) the enclosing walls and ceilings have an FRL of not less than 60/60/60 and
 - (ii) any access doorway to the enclosed space is fitted with a *self-closing* –/60/30 fire door

D2 9 Width of stairways

- (a) The *required* width of a stairway must—
 - (i) be measured clear of all obstructions such as handrails, projecting parts of balustrades or other barriers and the like and
 - (ii) extend without interruption except for ceiling cornices, to a height not less than 2 m vertically above a line along the nosings of the treads or the floor of the landing
- (b) A *required* stairway that exceeds 2 m in width is counted as having a width of only 2 m unless it is divided by a handrail, balustrade or other barrier continuous between landings and each division is less than 2 m wide

D2 13 Goings and risers

- (a) A stairway must have—
- (i) not more than 18 nor less than 2 risers in each *flight* and
 - (ii) except as permitted by (b) and (c), going (G) riser (R) and quantity (2R + G) in accordance with Table D2 13 and
 - (iii) except as permitted by (b) and (c) goings and risers that are constant throughout in one *flight* and
 - (iv) risers which do not have any openings that would allow a 125 mm sphere to pass through between the treads and
 - (v) treads which have a non-slip finish or an adequate non-skid strip near the edge of the nosings, and
 - (vi) treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 *storeys*, and
 - (vii)
 - (viii) in the case of a *required* stairway no winders in lieu of a landing within the same *flight* provided that the going of all such winders is constant
- (c) Where a stairway discharges to a sloping public walkway or public road—
- (i) the riser (R) may be reduced to account for the slope of the walkway or road and
 - (ii) the quantity (2R+G) may vary at that location

Table D2 13 RISER AND GOING DIMENSIONS (mm)	Riser (R)		Going (G) ^(b)		Quantity (2R+G)	
	Max	Min	Max	Min	Max	Min
Public stairways	190	115	355	250	700	550
Private stairways ^(a)	190	115	355	240	700	550

D2 15 Thresholds

- The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless—
- (c) in other cases—
- (i) the doorway opens to a road or *open space*, external stair landing or external balcony and
 - (ii) the door sill is not more than 190 mm above the finished surface of the ground balcony or the like to which the doorway opens

D2 16 Balustrades or other barriers

- (a) A continuous balustrade or other barrier must be provided along the side of any roof to which public access is provided, any stairway or ramp any floor corridor hallway, balcony, deck, verandah *mezzanine*, access bridge or the like and along the side of any delineated path of access to a building if—
- (i) it is not bounded by a wall and
 - (ii) its level above the surface beneath is more than—
 - (A) 4 m where it is possible for a person to fall through an openable *window* or
 - (B) 1 m in any other case

- (g) The height of a balustrade or other barrier must be constructed in accordance with the following
 - (i) The height is not less than 865 mm above the nosings of the stair treads or the floor of a ramp or other path of travel with a gradient not less than 1:20
 - (ii) The height is not less than—
 - (A) 1 m above the floor of any access path, balcony, landing or the like where the path of travel has a gradient less than 1:20; or
 - (B) 865 mm above the floor of a landing to a stair or ramp where the balustrade or other barrier is provided along the inside edge of the landing and does not exceed a length of 500 mm; or
 - (C) 865 mm above the floor beneath an openable window
 - (iii) A transition zone may be incorporated where the balustrade or other barrier height changes from 865 mm on the stair flight or ramp to 1 m at the landing
- (h) Openings in a balustrade or other barrier must be constructed in accordance with the following
 - (i) For a balustrade or other barrier other than those provided under (c)—
 - (A) any opening does not permit a 125 mm sphere to pass through it and for stairs the space is measured above the nosings; and
 - (B) for floors more than 4 m above the surface beneath, any horizontal or near horizontal elements between 150 mm and 760 mm above the floor must not facilitate climbing

D2 17 Handrail

A handrail is to be provided in the stairway at a minimum height of 865 mm above the treads. Clear width of 1.0 m path of travel to be maintained.

D2 20 Swinging doors

A swinging door in a *required exit* or forming part of a *required exit*—

- (a) must not encroach—
 - (i) at any part of its swing by more than 500 mm on the *required* width (including any landings) of a *required*—
 - (A) stairway, or
 - (B) ramp; or
 - (C) passageway,
 if it is likely to impede the path of travel of the people already using the *exit* and
 - (ii) when fully open by more than 100 mm on the *required* width of the *required exit* and

the measurement of encroachment in each case is to include door handles or other furniture or attachments to the door; and
- (b) must swing in the direction of egress unless—
 - (i) it serves a building or part with a floor area not more than 200 m²; it is the only *required exit* from the building or part and it is fitted with a device for holding it in the open position; or
 - (ii) it serves a *sanitary compartment* or airlock (in which case it may swing in either direction); and
- (c) must not otherwise impede the path or direction of egress

D2 21 Operation of latch

A door in a *required exit*, forming part of a *required exit* or in the path of travel to a *required exit* must be readily openable without a key from the side that faces a person seeking egress by a single hand downward action or pushing action on a single device which is located between 900 mm and 1 2 m from the floor is locked,

D3 5 Carparking

Carparking spaces for people with disabilities—

(a) subject to (b) must be provided in accordance with Table D3 5 in—

- (i) a *carpark required to be accessible* and
- (ii) a carparking area on the same allotment as a building *required to be accessible*, and

(c) subject to (d) must comply with AS 2890 1 and

D3 8 Tactile indicators

(a) For a building *required to be accessible* tactile ground surface indicators must be provided to warn people with a vision impairment that they are approaching—

(i) if used by the public—

- (A) a stairway, and
- (B) an escalator and
- (C) a travelator, and
- (D) a ramp other than a step ramp and kerb ramp and

(ii) in the absence of a suitable barrier—

- (A) an overhead obstruction less than 2 m above floor level other than a doorway and
- (B) a path of travel meeting a vehicular way adjacent to a principal public entrance to a building if there is no kerb or kerb ramp at that point

(b) Tactile ground surface indicators *required* by (a) must be Type B indicators in accordance with AS 1428 4

E1 3 Fire hydrants

(b) The fire hydrant system—

- (i) must be installed in accordance with AS 2419 1

E1 4 Fire hose reels

- (b) A fire hose reel system must be provided—
 - (i) to serve the whole building where one or more internal fire hydrants are installed or
 - (ii) where internal fire hydrants are not installed, to serve any *fire compartment* with a *floor area* greater than 500 m², and for the purposes of this clause a *sole-occupancy unit* in a Class 2 or 3 building or Class 4 part is considered to be a *fire compartment*
- (c) The fire hose reel system must—
 - (i) have fire hose reels installed in accordance with AS 2441, and
 - (ii) provide fire hose reels to serve only the *storey* at which they are located except a *sole-occupancy unit*—
 - (A) in a Class 2 or 3 building or Class 4 part may be served by a single fire hose reel located at the level of egress from that *sole-occupancy unit* and
 - (B) of not more than 2 *storeys* in a Class 5 6 7 8 or 9 building may be served by a single fire hose reel located at the level of egress from that *sole-occupancy unit* provided the fire hose reel can provide coverage to the whole of the *sole-occupancy unit*
- (d) Fire hose reels must be located internally, externally or in combination to achieve the system coverage specified in AS 2441
- (e) In achieving system coverage one or a combination of the following location criteria for individual fire hose reels must be met in determining the layout of any fire hose reel system
 - (i) Fire hose reels must be located adjacent to an internal fire hydrant (other than one within a *fire-isolated exit*) except that a fire hose reel need not be located adjacent to every fire hydrant provided system coverage can be achieved
 - (ii) Fire hose reels must be located within 4 m of an *exit* except that a fire hose reel need not be located adjacent to every *exit* provided system coverage can be achieved
 - (iii) Where system coverage is not achieved by compliance with (i) and (ii) additional fire hose reels may be located in paths of travel to an *exit* to achieve the *required* coverage
- (f) Fire hose reels must be located so that the fire hose will not need to pass through doorways fitted with fire or smoke doors, except—
 - (i) doorways in walls referred to in C2 12 or C2 13 separating equipment or electrical supply systems and
 - (ii) doorways in bounding construction in a Class 2 or 3 building or Class 4 part referred to in C3 11, and
 - (iii) doorway openings to *shafts* referred to in C3 13

E4 4 Design and operation of emergency lighting

Every *required* emergency lighting system must comply with AS 2293 1

E4 5 Exit signs

An *exit* sign must be clearly visible to persons approaching the *exit*, and must be installed on, above or adjacent to each—

- (a) door providing direct egress from a *storey* to—
 - (i) an enclosed stairway, passageway or ramp serving as a *required exit*, and
 - (ii) an external stairway, passageway or ramp serving as a *required exit*, and
 - (iii) an external access balcony leading to a *required exit*, and
- (b) door from an enclosed stairway, passageway or ramp at every level of discharge to a road or *open space*, and
- (c) *horizontal exit*, and
- (d) door serving as, or forming part of, a *required exit* in a *storey* required to be provided with emergency lighting in accordance with E4 2

F2 5 Construction of sanitary compartments

- (b) The door to a fully enclosed *sanitary compartment* must—

- (i) open outwards, or
- (ii) slide, or
- (iii) be readily removable from the outside of the *sanitary compartment*

unless there is a clear space of at least 1.2 m between the closet pan within the *sanitary compartment* and the nearest part of the doorway

F3 1 Height of rooms and other spaces

The ceiling height must be not less than—

- (iii) a *habitable room* — 2.4 m

F4 5 Ventilation of rooms

A *habitable room*, office, shop, factory, workroom, *sanitary compartment*, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have—

- (a) natural ventilation complying with F4 6, or

NSW F4 5(b)

- (b) a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS/NZS 3666.1

F4 12 Kitchen local exhaust ventilation

A commercial kitchen must be provided with a kitchen exhaust hood complying with AS/NZS 1668.1 and AS 1668.2 where—

- (a) any cooking apparatus has—
 - (i) a total maximum electrical power input exceeding 8 kW, or
 - (ii) a total gas power input exceeding 29 MJ/h, or
 - (b) the total maximum power input to more than one apparatus exceeds—
 - (i) 0.5 kW electrical power, or
 - (ii) 1.8 MJ gas,per m² of *floor area* of the room or enclosure
-

COMPLYING DEVELOPMENT ASSESSMENT

Under State Environmental Planning Policy (Infrastructure) 2007

PROPERTY ADDRESS. Lot 1 DP 808703, No 5 Chiltern Road INGLESIDE
CLIENTS NAME. MacCormic Simonian Architects
PROPOSAL. Construction of an indoor multipurpose hall and driveway area
PLAN NUMBERS. Drawing No A01 Revision G, A02 Revision D, A03 Revision C , A04 Revision D, A05 Revision D, A06 Revision D dated 21 February 2010 prepared by MacCormic Simonian Architects
ZONING. Zone 1(a) Non-Urban Pittwater Local Environmental Plan 1993

PART 2 GENERAL		
DIVISION 1 - CONSULTATION		
13 - Consultation with councils—development with impacts on council-related infrastructure or services		
1 This clause applies to development carried out by or on behalf of a public authority that this Policy provides may be carried out without consent if, in the opinion of the public authority, the development (a) will have a substantial impact on stormwater management services provided by a council, or (b) is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or (c) involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council, or (d) involves connection to, and use of a substantial volume of water from, any part of a water supply system owned by a council, or	The proposed development is not being carried out by or on behalf of a public authority	N/A

<p>(e) involves the installation of a temporary structure on, or the enclosing of, a public place that is under a council's management or control that is likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential, or</p> <p>(f) involves excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which a council is the roads authority under the <i>Roads Act 1993</i> (if the public authority that is carrying out the development, or on whose behalf it is being carried out, is not responsible for the maintenance of the road or footpath)</p>		
<p>2 A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has</p> <p>(a) given written notice of the intention to carry out the development to the council for the area in which the land is located, and</p> <p>(b) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given</p>	<p>The proposed development is not being carried out by or on behalf of a public authority</p>	<p>N/A</p>
<p>14 Consultation with councils—development with impacts on local heritage</p>		

<p>1 This clause applies to development carried out by or on behalf of a public authority if the development</p> <p>(a) is likely to have an impact that is not minor or inconsequential on a local heritage item (other than a local heritage item that is also a State heritage item) or a heritage conservation area, and</p> <p>(b) is development that this Policy provides may be carried out without consent</p>	<p>The proposed development is not being carried out by or on behalf of a public authority</p>	<p>N/A</p>
<p>2 A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has</p> <p>(a) had an assessment of the impact prepared, and</p> <p>(b) given written notice of the intention to carry out the development, with a copy of the assessment, to the council for the area in which the heritage item or heritage conservation area (or the relevant part of such an area) is located, and</p> <p>(c) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given</p>	<p>The proposed development is not being carried out by or on behalf of a public authority</p>	<p>N/A</p>

15 - Consultation with councils—development with impacts on flood liable land		
<p>1 In this clause, <i>flood liable land</i> means land that is susceptible to flooding by the probable maximum flood event, identified in accordance with the principles set out in the manual entitled <i>Floodplain Development Manual the management of flood liable land</i> published by the New South Wales Government and as in force from time to time</p>	Notes	
<p>2 A public authority, or a person acting on behalf of a public authority, must not carry out, on flood liable land, development that this Policy provides may be carried out without consent and that will change flood patterns other than to a minor extent unless the authority or person has</p> <p>(a) given written notice of the intention to carry out the development to the council for the area in which the land is located, and</p> <p>(b) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given</p>	The proposed development is not being carried out by or on behalf of a public authority	N/A
16 - Consultation with public authorities other than councils		
<p>1 A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this Policy provides may be carried out without</p>	The proposed development is not being carried out by or on behalf of a public authority	N/A

<p>consent unless the authority or person has</p> <p>(a) given written notice of the intention to carry out the development to the specified authority in relation to the development, and</p> <p>(b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given</p>		
<p>2 For the purposes of subclause (1), the following development is specified development and the following authorities are specified authorities in relation to that development</p> <p>(a) development adjacent to land reserved under the <u>National Parks and Wildlife Act 1974</u>—the Department of Environment and Climate Change,</p> <p>(b) development adjacent to a marine park declared under the <u>Marine Parks Act 1997</u>—the Marine Parks Authority,</p> <p>(c) development adjacent to an aquatic reserve declared under the <u>Fisheries Management Act 1994</u>—the Department of Environment and Climate Change,</p> <p>(d) development in the foreshore area within the meaning of the <u>Sydney Harbour Foreshore Authority Act 1998</u>—the Sydney Harbour Foreshore Authority,</p> <p>(e) development comprising a fixed or floating structure in or over navigable</p>	<p>The proposed development is not being carried out by or on behalf of a public authority</p>	<p>N/A</p>

<p>waters—the Maritime Authority of NSW, (f) development for the purposes of an educational establishment, health services facility, correctional centre or group home, or for residential purposes, in an area that is bush fire prone land (as defined by the Act)—the NSW Rural Fire Service</p> <p>Note The Act defines <i>bush fire prone land</i>, in relation to an area, as land recorded for the time being as bush fire prone land on a map certified as referred to in section 146 (2) of the Act</p> <p>Note When carrying out development of a kind referred to in paragraph (f), consideration should be given to the publication of the NSW Rural Fire Service <i>Planning for Bush Fire Protection 2006</i></p>		
<p>17 - Exceptions</p> <p>1 Clauses 13–16 do not apply with respect to development to the extent that</p> <p>(a) they would require notice of the intention to carry out the development to be given to a council or public authority from whom an approval is required in order for the development to be carried out lawfully, or</p> <p>(b) they would require notice to be given to a council or public authority with whom the public authority that is carrying out the development, or on whose behalf it is being carried out, has an agreed consultation protocol that applies to the development, or</p>	<p>The proposed development is not being carried out by or on behalf of a public authority</p>	<p>N/A</p>

<p>(c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or</p> <p>(d) the development is exempt development or complying development under any environmental planning instrument (including this Policy), or</p> <p>(e) the development comprises emergency works, or</p> <p>(f) the development is carried out in accordance with a code of practice approved by the Minister for the purposes of this clause and published in the Gazette</p>		
<p>2 In this clause</p> <p>approval means any licence, permission or any form of authorisation, other than development consent, under any other law</p> <p>consultation protocol means an arrangement that</p> <p>(a) is about when and how the parties to the arrangement will consult one another about proposed development, and</p> <p>(b) is recorded in writing, and</p> <p>(c) is approved in writing on behalf of any public authority that is a party to the arrangement by a person who is authorised to do so</p>	<p>The proposed development is not being carried out by or on behalf of a public authority</p>	<p>N/A</p>

Part 3 Development controls

Division 3 Educational establishments

28 - Development permitted with consent		
1 Development for the purpose of educational establishments may be carried out by or on behalf of a public authority with consent on land in a prescribed zone	The proposed development is not being carried out by or on behalf of a public authority	N/A
1A Development for the purpose of educational establishments may be carried out by or on behalf of a person other than a public authority with consent on land in a prescribed zone	The proposed development is being carried out on behalf of a person other than a public authority	Yes
1B Subclause (1A) ceases to have effect 3 years after the commencement of that subclause	Noted	N/A
1C Development for a purpose specified in clause 31A (1) may be carried out by any person with consent on land on which there is an existing school or TAFE establishment	The development site contains an existing school	Yes
2 Development for any of the following purposes may be carried out by any person with consent on any of the following land (a) development for the purpose of educational establishments—on land on which there is an existing educational establishment,	The development site contains an existing school A number of applications have been considered in relation to the existing school by Pittwater Council	Yes

(b) development for the purpose of the expansion of existing educational establishments—on land adjacent to the existing educational establishment		
3 An educational establishment (including any part of its site and any of its facilities) may be used, with consent, for any community purpose, whether or not it is a commercial use of the establishment	The proposed development involves the construction of an indoor multipurpose hall that will be available for community use	Yes
4 Subclause (3) does not require consent to carry out development on land if that development could, but for this Policy, be carried out on that land without consent	Noted	Noted

31A - Complying development—existing schools and TAFE establishments		
1 Development carried out by or on behalf of any person on land within the boundaries of an existing school or TAFE establishment is complying development if (a) it is carried out for the purpose of the construction of, or alterations or additions to, any of the following <div> <div>i a library or an administration building,</div> <div>ii a gym, indoor sporting facility or hall,</div> <div>iii a classroom, lecture theatre, laboratory, trade or training facility,</div> <div>iv a tuckshop, cafeteria, bookshop or child care facility to provide for</div> </div>	The development involves the construction of a indoor multipurpose hall within the boundaries of an existing school, being the Galstaun College	Yes

<p>students or staff (or both),</p> <p>v a hall with associated covered outdoor learning area or tuck shop,</p> <p>vi if the development is not on bush fire prone land or if the educational establishment is not, or does not contain, a heritage item—an outdoor learning or play area and associated awnings or canopies,</p> <p>vii a car park, and</p>		
<p>(b) it complies with the requirements of this clause</p>	<p>The proposed development is considered to comply with the requirements of this clause</p>	<p>Yes</p>
<p>1A Development carried out by or on behalf of any person on land within the boundaries of an existing school or TAFE establishment is complying development if the development is an alteration or addition referred to in subclause (1) and is carried out for the purposes of a change of use from an existing use to another use specified in that subclause</p>	<p>The proposed development does not involve alteration or additions to an existing indoor multipurpose hall</p>	<p>N/A</p>
<p>2 To be complying development, the development must</p> <p>(a) be permissible, with consent, in the zone in which it is carried out, and</p> <p>(b) meet the relevant deemed-to-satisfy provisions of the <i>Building Code of Australia</i>, and</p> <p>(c) not be carried out within 1m of any</p>	<p>The construction of an indoor multipurpose hall in association with a school is permissible</p> <p>Consideration of compliance with the Building Code of Australia will be completed by the certifier</p> <p>The development site is not serviced by</p>	<p>Yes</p>

<p>public sewer except with the written approval of the authority that has management or control of the main</p> <p>Note Section 76A of the Act also provides that certain development cannot be complying development</p>	<p>Sydney Water A verification letter is to be provided detailing that the existing on-site sewerage management system is capable of supporting the new building</p>	
<p>3 (Repealed)</p>	<p>Repealed</p>	<p>Repealed</p>
<p>4 The following are the development standards for complying development under this clause</p> <p>(a) Building height standard The building height of a building must not exceed 12m</p>	<p>The proposed indoor multipurpose hall has a building height of 10.3m</p>	<p>Yes</p>
<p>(b) Side and rear setback standard. A building must be located at least 5m from any side or rear boundary of the land</p>	<p>The proposed indoor sporting facility is located 10.1m from the side boundary and 14.7m from the rear boundary</p>	<p>Yes</p>
<p>(c) Materials standard. Any new external walls or roof of a building must be constructed of non-reflective material</p>	<p>The proposed building includes the use of reinforced concrete panels, brickwork and metal panels. The reinforced concrete panels and brickwork are not considered to be highly reflective materials</p> <p>Reflective index information from BlueScope Steel detail the metal panels to be used are considered to be non-reflective</p>	<p>Yes</p>

<p>(d) Noise standard A building to be used for the purpose of a gym, indoor sporting facility or hall that is located less than 20m from a common boundary with land zoned residential must be designed to meet the acoustic performance elements contained in item 11.05 e of the State government publication <i>School Facilities Standards—Design Standard—Version 1/09/2006</i></p>	<p>The development site is not located adjacent to land zoned Residential</p>	<p>N/A</p>
<p>(e) Overshadowing standard A building must not overshadow any adjoining residential property so that</p> <ul style="list-style-type: none"> I solar access to any habitable room on the adjoining property is reduced to less than the minimum level (being 2 hours of solar access between 9 am and 3 pm at the winter solstice) or is reduced in any manner (if solar access to any habitable room on the adjoining property is already below the minimum level), or II solar access to the principal private open space of the adjoining property is reduced to less than the minimum level (being 3 hours of solar access to not less than 50% of that principal private open space between 9 am and 3 pm at the winter solstice) or is reduced in any manner (if solar 	<p>The location of the building, the orientation of the allotment and the subdivision pattern of the area ensures the habitable rooms and private open space of the adjoining properties is not adversely impacted by the proposed development</p>	<p>Yes</p>

access to the principal private open space of the adjoining property is already below the minimum level)		
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CONCLUSION

It is therefore recommended that a Complying Development Certificate be issued for the proposed development, subject to compliance with the Building Code of Australia

Section 94A Contributions do not apply



Belinda Borg
 Greenfield DA Services
 2.3.2010

SMOKY DAWSON CENTRE

GALSTAUN COLLEGE MULTIPURPOSE HALL

Համազգայն Արշակ Ե. Սօֆի Գոլստյոն ժեմարան

0913 – A02

EXTERIOR FINISHES & COLOUR SCHEDULE

ITEM	LOCATION	SPECIFICATION	CODE	SUPPLIER
Steel	Roof, Wall Foyer Awning Exposed eaves	Lysaght Longline 305 Zincalume Steel	MR	Lysaght 1800 022 999
Structural Steel	L3 Eaves and all exposed steel L2	Ferrodor Mid/Bridge Grey	F1	Dulux Protective Coatings 13 2377
Aluminium	Windows Doors	Satin Spanish Silver25 microns	AL	Universal Anodisers (02) 9756 - 6333 207 Newton Road Wetherill Park 2164
Masonry	External walls (North & south)	Off Form Concrete Colour - Natural Finish – Class 2	RC	
Masonry	External walls (East & West)	Alabaster Split faced (to match ex School)	BK	BORAL Clay & Concrete T 9840 2333

Levy Online Payment Receipt



Thank you for using our Levy Online payment system. Your payment for this building application has been processed.

Applicant Name	HAMAZKAINE REGIONAL COMMITTEE OF AUST
Levy Application Reference	5004037
Application Type	CDC
Application No	2010/13245
Local Government Area/Government Authority	PITTWATER COUNCIL
Site Address	5 CHILTERN ROAD
	INGLESIDE
	NSW
	2101
Value Of Work	\$980,000
Levy Due	\$3,430
Levy Payment	\$3,430
Online Payment Ref	585377874
Payment Date	1/03/2010 2 23 19 PM

Espreon Online Information System
NSW LPI Title Search

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO 1/808703
-

SEARCH DATE	TIME	EDITION NO	DATE
26/2/2010	9 56 AM	4	4/11/2009

LAND
LOT 1 IN DEPOSITED PLAN 808703
AT INGLESIDE
LOCAL GOVERNMENT AREA PITTWATER
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP808703

FIRST SCHEDULE

HAMAZKAINE ARSHAK AND SOPHIE GALSTAUN SCHOOL INCORPORATED

- SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 - 2 G972770 RIGHT OF CARRIAGEWAY APPURTENANT TO PART OF THE LAND ABOVE DESCRIBED SHOWN SO BENEFITED IN THE TITLE DIAGRAM
 - 3 G972770 RIGHT OF CARRIAGEWAY AFFECTING PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 4 H76691 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 5 H79906 RIGHT OF WAY APPURTENANT TO PART OF THE LAND ABOVE DESCRIBED SHOWN SO BENEFITED IN THE TITLE DIAGRAM
 - 6 AF89318 MORTGAGE TO AUSTRALIAN SECURED LENDING PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS NIL

*** END OF SEARCH ***

34618 PRINTED ON 26/2/2010
Espreon hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B(2) of the Real Property Act, 1900
*Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title
Warning The information appearing under notations has not been formally recorded in the register

Search of Folio DP 1/808703 Date 26-02-10 Time 09 56 43 555

GREENFIELD CERTIFIERS

Account 3esse506

User	admin
Folio Reference	1/808703
Client Reference	34618
Our Reference	111137909
Authority Fee	\$ 6 50
Espreon Property Services Pty Ltd Fee	\$ 5 90
Misc Charges	\$ 0 00
GST	\$ 1 24
TOTAL	\$ 13 64

No _____

Woking St. Saviour

1.

The central portion
 of the land is
 in the State of
 Texas and is
 a part of the
 same. The land
 is situated in
 the County of
 Tarrant, State
 of Texas, and
 is bounded by
 the following
 description:

who is personally known to me

Wor's ice

(To be signed at the time of executing the within instrument)

2. Set me out a ne any
w. is A J any other
m. is ne cary to
th. is that the power is
effect.

CERTIFICATE OF J. P. & Co, TAKING DECLARATION OF ATTESTING WITNESS:

1 To be signed by
Regulating General
Deputy Registrar
General of the Army
Public J.P. Con-
stantinople
Levee to the
offering out
appear
Not required if we
in turn at the be-
shaded or a be-
be a one of these
parties

LEAVE THESE SPACES FOR DEPARTMENTAL USE:

81146 1842-1

7134618 BB



Espreon Property Services Pty Ltd

Level 5 77 Castlereagh St Sydney 2000 PO Box A2151 SYDNEY SOUTH NSW 1235 DX 1494 Sydney
Telephone (02) 9210 0707 Facsimile (02) 9210 0787 Web Site www.espreon.com

GREENFIELD ACCREDITED CERTIFIERS
PO BOX 6160 BAULKHAM HILLS NSW 2153

23/11/2009

STATUS of enquiry 0001848814

Attention Belinda Borg
Your Reference 34618

Fax 02 9659 1633

Re
From Galstaun College
5 Chiltern ROAD Ingleside

Emailed

Section 149(2) Certificate

23-11-09

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PITTWATER COUNCIL
Section 149 Pt 2 Planning Certificate
Environmental Planning & Assessment Act, 1979

Applicant	GREENFIELD ACCREDITED CERTIFIERS DX 885 SYDNEY NSW 1235	Cert No	2/2009/0450
		Cert Date	19 November 2009
		Fee	\$40 00
		Property No	45676

Your Reference

Address of Property 5 CHILTERN ROAD
INGLESIDE NSW 2101

Description of Property Lot 1 DP 808703

**Strata Unit Details (if
applicable)**

County	Cumberland	Parish	Narrabeen
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PLEASE NOTE

*The zoning information in this certificate is based on the lot and plan number referred to in this Certificate
If the lot and plan number is not the current description of the land then this Certificate will be incorrect
Persons relying on this Certificate should satisfy themselves by reference to the Title Deed that the land to
which this Certificate relates is identical to the land the subject of the enquiry*

*A reference in this certificate to any instrument, including Pittwater Local Environmental Plan 1993, is a
reference to that instrument, as amended*

Pittwater Council ABN 61 340 837 871

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The prescribed matters required by Section 149 (2) of the Environmental Planning & Assessment Act are as follows and relate to the subject land at the date of this certificate

ZONING AND LAND USE

EP&A Regulations 2000
Schedule 4 Clause 2

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited for all zones affecting the land as identified on the maps to which PLEP 1993 applies

ZONING MAP

ZONE No 1(a) (NON-URBAN "A")

1 Without development consent

Agriculture (other than pig-keeping or poultry farming), forestry

2 Only with development consent

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development is prohibited

3 Prohibited

Boarding-houses, bulk stores, car repair stations, commercial premises (other than animal training or boarding establishments, caravan parks, veterinary clinics or riding schools), dwelling-houses, heliports, industries (other than rural industries, home industries, extractive industries or industries directly associated or connected with, or dependent upon, extractive industries), junk yards, motor showrooms, recreation establishments, residential flat buildings, shops, warehouses

ZONE No 9(d) (ARTERIAL ROAD RESERVATION)

1 Without development consent

Drainage, new arterial roads and widening of existing arterial roads

2 Only with development consent

Utility installations (other than gas holders or generating works)

3 Prohibited

Any purpose other than a purpose for which development may be carried out without development consent or only with development consent

Note In addition to the controls contained in Pittwater Local Environmental Plan 1993 clause 29 of the Environmental Planning & Assessment (Savings and Transitional) Regulation 1998 sets out further circumstances where development consent will be required for particular development These circumstances may include development that does not require consent under Pittwater Local Environmental Plan 1993 A copy of clause 29 is attached and marked with the letter A

DUAL OCCUPANCY MAP

MULTI-UNIT HOUSING MAP

FLAT MAP

SECONDARY DWELLINGS MAP

HERITAGE CONSERVATION MAP – SCHEDULE 9

Note Information is only listed where applicable under the headings DUAL OCCUPANCY MAP MULTI UNIT HOUSING MAP FLAT MAP, SECONDARY DWELLINGS MAP HERITAGE CONSERVATION MAP – SCHEDULE 9

ADDITIONAL PURPOSES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT - SCHEDULE 10

Additional purposes for which development is permissible with development consent pursuant to Clause 44 and Schedule 10 of Pittwater Local Environmental Plan 1993 -

Note Where no additional purposes have been listed under the heading ADDITIONAL PURPOSES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT then clause 44 of Pittwater Local Environmental Plan 1993 is inapplicable to the land the subject of this certificate

FURTHER PLANNING CONTROLS

EP&A Regulations 2000
Schedule 4 Clause 2 (e) (f) (g) (h)

Development standard fixing minimum land dimensions required for the erection of a dwelling house

If the land the subject of this certificate is vacant and has a site area of less than 4,000 square metres, then the erection of a dwelling house on this land may be prohibited because of a development standard relating to the minimum area on which a dwelling may be erected. The development standard is contained in clause 17 of Pittwater Local Environmental Plan 1993. Clause 17 contains a number of exceptions to this prohibition, which you should also consider. You should also refer to the application of SEPP No 1 to development standards.

Note Where no information has been provided under the heading FURTHER PLANNING CONTROLS then such information is inapplicable to the land the subject of this certificate

Note Any reference to Draft Local Environmental Plans affecting this land is made in the following section under the heading DRAFT LOCAL ENVIRONMENTAL PLANS"

CLAUSES FROM PITTWATER LOCAL ENVIRONMENTAL PLAN 1993

The following clauses extracted from Pittwater Local Environmental Plan 1993 relate to the subject land. A number of these clauses identify the purposes for which development may be carried out with and without development consent and purposes for which the carrying out of development is prohibited. Council advises any person wishing to rely upon the contents of this document, to rely only upon the text of the Pittwater Local Environmental Plan 1993 and the Environmental Planning and Assessment Model Provisions 1980 as published in the New South Wales Government Gazette.

Model Provisions

- 6 (1) The Environmental Planning and Assessment Model Provisions 1980 (in this clause referred to as the "Model Provisions"), except -
- (a) the definitions of "advertising structure", "advertisement", "car repair station", "dwelling", "educational establishment", "general store", "home occupation",
-

"light industry", "major road frontage", "mineral sand mine", "parking space", "professional consulting rooms", "public utility undertaking", "recreation facility", "roadside stall", "rural worker's dwelling", "site area", "tavern", "tourist facilities" and "units for aged persons" in clause 4(1), and

- (b) clauses 5(5), 12, 15, 16, 17, 18, 23, 24, 26, 27, 28, 30, 31, 32, 33 and 34 and items 1 and 10 of Schedule 1,

are adopted for the purposes of this plan

(2) For the purposes of this plan, the Model Provisions shall be deemed to be amended -

- (a) by inserting in clause 5(1) after the word "within" the words "a foreshore scenic protection area or within",
- (a1) by omitting from clause 8 the words "tree preservation order" wherever occurring and by inserting instead the words "tree preservation and management order",
- (b) DELETED
- (c) by omitting from clause 35(c) the words "carried on in dwelling-houses",
- (d) by inserting in Item 2 of Schedule 1 after the word "drainage" the words "telecommunication services", and
- (e) by inserting in Item 2 (d) of Schedule 1 after the word "electricity" the words "or to provide telecommunication services"

Restrictions on certain development

10 A person shall not, without the consent of the council, carry out any of the following development

- (a) subdivision of land, including subdivision for the purpose of a strata scheme under the Strata Schemes (Freehold Development) Act 1973 or a leasehold strata scheme under the Strata Schemes (Leasehold Development) Act 1986
- (b) earthworks, including landfill, whether or not ancillary to or preparatory for a purpose for which development may be carried out without development consent pursuant to the Table to clause 9, except in respect of development the subject of consent already granted under the Act or works required pursuant to the implementation of an approval under the Local Government Act 1993,
- (c) development in respect of
- (i) land below high water mark,
- (ii) the bed of a creek, lagoon, river, bay or other natural watercourse, or
- (iii) any reclaimed or accreted land

other than development on land to which Pittwater Local Environmental Plan

1993 (Amendment No 1) applies

- (d) development for the purpose of an aircraft landing field, helipad, heliport or any other facility for the landing or taking off of aircraft or helicopters

Subdivision in non-urban zones

- 12
- (1)

The aim of this clause is to improve amenity and enhance the environment in relation to land to which this clause applies
- (2)

A person shall not subdivide land within a Zone specified in Column I of the Table to this clause unless the area of each allotment to be created by the subdivision within the Zone will not be less than the area specified opposite that Zone in Column II of that Table
- (3)

Subclause (2) does not apply to an allotment of land within Zone No 1(a1) that the council is satisfied will be used for the purpose of an education establishment

TABLE	
Column I	Column II
Zone	Minimum Area
1(a)	2 hectares
1(a1)	20 hectares
1(b)	1 hectare
1(c)	4,000 square metres

Dwelling-houses in Zone No 1(a), 1(a1), 1(b) or 1(c)

- 17
- (1)

Except as provided by this clause, the erection of a dwelling-house on land within Zone No 1(a), 1(a1), 1(b) or 1(c) is prohibited
- (2)

A person may, without the consent of the council, erect a dwelling-house on an allotment of land within Zone No 1(a), 1(b) or 1(c) where the allotment-

(a)

was created by a subdivision which was not prohibited under clause 12,

(b)

is 4000 square metres or more in area and was lawfully created prior to 13 August 1982,

(c)

was otherwise lawfully created before the commencement of this clause,

(d)

is not within that part of Zone No 1(a) shown hatched blue on the Zoning Map, except as provided for in clause 17A, or

(e)

is not land to which clause 13 or 14 applies
- (3)

A person may, but only with the consent of the council, erect a dwelling-house on a parcel of land within Zone No 1(a1) which has an area of at least 20 hectares
- (4)

A person may, but only with the consent of the council, erect a dwelling-house on an existing parcel of land within Zone No 1(a1) having an area of less than 20 hectares but not less than 2 hectares
- (5)

Except as provided by subclause (6), for the purposes of subclause (4), "existing parcel of land" includes all adjacent or adjoining land held in the same ownership on 8 March 1974

(6) Subclause (5) does not apply with respect to any parcel of land within that land known as Portion 80, Parish of Narrabeen, and in existence on 8 March 1974

(7) A person may, but only with the consent of the council, erect a dwelling-house on an allotment created as a result of a subdivision referred to in clause 13 or 14

Attached dwellings in non-urban zones

21E (1) This clause applies to land within Zone No 1(a), 1(a1), 1(b) or 1(c) (other than land to which Clause 17A applies)

(2) Despite any other provision of this plan, if development for the purpose of a dwelling may be carried out in an allotment of land to which this clause applies, a person may, with the consent of the Council

(a) alter or add to a dwelling house erected on an allotment so as to create 2 attached dwellings, or

(b) erect an attached dwelling on an allotment,

but only if there are not more than 2 dwellings on the allotment after the development has been carried out

(3) The Council must not grant its consent to dual occupancy development on land to which this clause applies unless it is satisfied that

(a) the height of any building proposed to be erected will not exceed 8.5 metres, and

(b) a minimum of 2 car spaces per dwelling will be provided

Dual occupancy subdivision

21F (1) On and after the day on which Pittwater Local Environmental Plan 1993 (Amendment No 11) commences, consent must not be granted for a subdivision which creates separate allotments for each of the two dwellings resulting from dual occupancy development carried out in accordance with this Division

(2) The separate occupation of the proposed lots illustrated by a proposed strata plan relating to the two dwellings resulting from any such dual occupancy development is prohibited

(3) This clause does not apply to any two dwellings resulting from development carried out pursuant to a consent

(a) granted in accordance with this Division later than 14 days after Pittwater Local Environmental Plan 1993 (Amendment No 11) was first exhibited under the Act, but only if the application for the consent was made before the expiration of that 14 day period, or

(b) granted in accordance with this Division on or after 3 March 1995 and before the expiration of that 14 day period, or

(c) granted before 3 March 1995 in accordance with Sydney Regional Environmental Plan No 12 - Dual Occupancy and Part 2 of State Environmental Planning Policy No 25 - Residential Allotment Sizes and Dual

Occupancy Subdivision, or

- (d) granted on or after 3 March 1995 in accordance with Sydney Regional Environmental Plan No 12 - Dual Occupancy and Part 2 of State Environmental Planning Policy No 25 - Residential Allotment Sizes and Dual Occupancy Subdivision as continued in force for certain development applications made before that date by clause 8 (Savings) of Pittwater Local Environmental Plan 1993 (Amendment No 6)

Development on land within Zone No 1(a)

26 A person shall not, on any land within Zone No 1(a), carry out development for a purpose specified in Schedule 8 if any means of vehicular or pedestrian access exists between that land and -

- (a) a main road, or
- (b) any part of any public road (other than a main road) that is within 90 metres of the intersection of that road with a main road

SCHEDULE 8

(CI 26)

Airline terminal
Animal boarding or training establishment
Bus depot
Bus station
Caravan park
Club
Educational establishment
Hospital
Hotel
Housing for aged or disabled persons
Industry
Institution
Liquid fuel depot
Mine
Motel
Place of assembly
Place of public worship
Public building
Recreation area
Refreshment room
Retail plant nursery
Riding school
Road transport terminal
Rural industry
Sawmill
Service station
Stock and saleyard
Transport terminal

Buildings, etc , not to be erected without consent - Zone No 9(a), 9(b), 9(c) or 9(d)

28 (1) A person shall not carry out any development on land within Zone No 9(a), 9(b), 9(c) or 9(d) so as to render it unfit for the purpose for which it is reserved

(2) Until land within Zone No 9(a), 9(b), 9(c) or 9(d) is acquired by the public authority concerned, the council may, subject to subclause (3), consent to the carrying out of development on that land for any purpose

(3) Deleted

(4) In considering whether to consent to an application for consent referred to in subclause (2), the council shall take into consideration -

- (a) the effect of the proposed development on the costs of acquisition,
- (b) the imminence of acquisition, and
- (c) the costs associated with the reinstatement of the land for the purposes specified in item 1 of the matter relating to that zone in the Table to clause 9
- (5) Deleted

Acquisition of land zoned for reservation

29 (1) The owner of any land within -

- (a) Zone No 9(a) or 9(c),
- (b) Zone No 9(d), or
- (c) Zone No 9(b),

may, by notice in writing, require -

- (d) the council,
- (e) the Roads and Traffic Authority, or
- (f) the corporation

respectively, to acquire that land

(2) On receipt of a notice referred to in subclause (1), the appropriate public authority shall acquire the land

(3) This clause shall only apply to land within Zone No 9(d) if it is vacant land, being land upon which, immediately before 7 June 1963, there were no buildings or upon which the only buildings were fences, greenhouses, conservatories, garages, summer houses, private boat houses, fuel sheds, tool houses, cycle sheds, aviaries, milking bails, hay sheds, stables, fowl sheds, pig sties, barns or the like

Suspension of covenants, etc

39 (1) For the purpose of enabling development to be carried out in accordance with this plan (as in force at the time the development is carried out) or in accordance with a consent granted under the Act, any covenant, agreement or similar instrument imposing a restriction on the carrying out of the development does not, to the extent necessary to serve that purpose, apply to the development

(2) Nothing in this clause affects the rights or interests of the Council under any

covenant, agreement or similar instrument

(3) Pursuant to section 28 of the Act, before the making of this clause the Governor approved of this clause

Outdoor advertising

- 48 (1) The aim of this clause is to ensure that outdoor advertising
- (a) conveys advertisers' messages and images while complementing and conforming to both the building on which it is displayed and the character of the surrounding locality, and
 - (b) does not adversely affect the area in which it is located in terms of appearance, size, illumination, overshadowing or in any other way, and
 - (c) does not lead to visual clutter through the proliferation of signs
- (2) Notwithstanding any other provision of this plan, the following advertisements may be erected, without consent
- (a) an advertisement within a site which is not visible (due to built form) from outside that site (but not an advertisement on a heritage item or on a site within a heritage conservation area),
 - (b) a business identification sign on land
 - (i) within Zone No 2(a), 2(b) or 2(e) but only if
 - the sign is not erected on a heritage item and,
 - the sign does not exceed 0.75 square metres in area, or
 - (ii) within Zone No 3(a), 3(b2), 3(b3), 3(c), 3(d) or 3(e), but only if it is not erected on a heritage item and it meets any of the following descriptions
 - a sign located on a shop at a point below the level of the awning and which covers no more than 33% of the area of the shopfront, or
 - if it is located on a shop with no awning, a sign located at a point 3 metres or below the level of the bottom of the first floor, and which covers no more than 33% of the area of the shopfront, or
 - an awning fascia sign, or
 - a suspended under-awning sign, but not more than one for every 3 metres of shopfront length, being a sign not exceeding 2.5 metres in length and 0.5 metre in height and at no point less than 2.6 metres from ground level, or
 - (iii) within Zone No 4(b) or 4(b1), but only if it does not exceed 10 square metres in area and covers no more than 20% of the area of the façade of the building,
 - (c) a real estate sign on any land,

- (d) a temporary sign on any land,
- (e) a public notice displayed by a public authority/utility giving information or directions about the services provided by it,
- (f) a different advertisement replacing an advertisement for which consent was granted,
- (g) a sign behind, painted or letters stuck onto the glass line of a shop window,
- (h) an advertisement on a motor vehicle used principally for the conveyance of goods or passengers

Exempt and complying development

- 55 (1) Development of minimal environmental impact listed as exempt development in Development Control Plan No 22 Exempt and Complying Development as adopted by Council on 22 November 1999 is exempt development, despite any other provision of this plan
- (2) Development listed as complying development in Pittwater Development Control Plan No 22 Exempt and Complying Development as adopted by Council on 22 November 1999 is complying development if
- (a) it is local development of a kind that can be carried out with consent on the land on which it is proposed, and
 - (b) it is not an existing use, as defined in section 106 of the Act
- (3) Development is exempt or complying development only if it complies with the development standards and other requirements applied to the development by Pittwater Development Control Plan No 22 Exempt and Complying Development as adopted by Council on 22 November 1999
- (4) A complying development certificate issued for any complying development is to be subject to the conditions for the development specified in Pittwater Development Control Plan No 22 Exempt and Complying Development as adopted by Council on 22 November 1999, as in force when the certificate was issued

Note There are other provisions and development standards within the Pittwater LEP 1993 (including model provisions) which affect the carrying out of development If you propose to carry out development on the land you should consider these clauses You are also advised to consider obtaining professional advice regarding the full effect of the Pittwater LEP and other environmental planning instruments which may affect the land

RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1

LOCAL ENVIRONMENTAL PLAN

EP&A Regulations 2000
Schedule 4 Clause 1 (1)

Pittwater Local Environmental Plan 1993

PROPOSED LOCAL ENVIRONMENTAL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1 (2)

Draft LEP

This plan aims to clarify that the subdivision of dual occupancy development in Pittwater is prohibited including by way of company title scheme

Pittwater Local Environmental Plan 1993 is proposed to be amended

By omitting clause 21F (1) and inserting instead the following words

(1) On and after the day on which Pittwater Local Environmental Plan 1993 (Amendment No 11) commences, consent must not be granted for a subdivision of the two dwellings resulting from dual occupancy development

by omitting clause 21F (2) and inserting instead the following words

Subdivision of land (including without limitation by way of the allocation of the right to use and occupy dwellings in a dual occupancy development based on the ownership of shares in a company) is prohibited with respect to the two dwellings resulting from dual occupancy development

By inserting the following words after clause 21F (3)

(4) Despite subclause (2), the subdivision of a dual occupancy development effected by allocating the right to use and occupy the individual dwellings on the basis of ownership of shares in a company ("**company title scheme**") where

(a) the company title scheme for that dual occupancy development was created prior to 2 June 2003, and

(b) development consent for the dual occupancy development was granted after 9 February 1996

is development which is permissible with consent

(5) Subclause 4 does not operate in relation to the subdivision of any dual occupancy development where development consent for the dual occupancy development includes a condition to the effect that the development may not be subdivided in the manner described in subclause 4 above

Note Where no information has been provided under the heading PROPOSED LOCAL ENVIRONMENTAL PLANS Council is unaware of any Proposed Local Environmental Planning Instrument that is or has been the subject of community consultation or on public exhibition under the Act applying to the land

DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1 (3)

Pittwater 21 DCP

The purpose of this plan is to provide best practice standards for development

DCP No 22 - Exempt and Complying Development

This Plan was adopted to

To clearly define types of development that do not require consent and can be carried out without any formal application to Council - this is known as "exempt" development

To clearly define development that may be carried out with consent, that is not an "existing use" as defined in the Environmental Planning and Assessment Act, and that requires a complying development certificate to be issued by Council or an accredited private certifier before starting construction This is known as "complying" development

STATE ENVIRONMENTAL PLANNING POLICIES AND PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

EP&A Regulations 2000
Schedule 4 Clause 1 (1)

Deemed SEPP - Hawkesbury-Nepean River (No 2 - 1977)

- SEPP NO 1 - Development Standards (gazetted 17 10 80)**
SEPP NO 4 - Development Without Consent and Miscellaneous Exempt and Complying Development (gazetted 4 12 80)
SEPP NO 6 - Number of Storeys in a Building (gazetted 10 12 82)
SEPP NO 19 - Bushland in Urban Areas (gazetted 24 10 86)
SEPP NO 21 - Caravan Parks (gazetted 24 4 92)
SEPP NO 22 - Shops and Commercial Premises (gazetted 9 1 87)
SEPP NO 30 - Intensive Agriculture (gazetted 8 12 89)
SEPP NO 32 - Urban Consolidation (Redevelopment of Urban Land) (gazetted 15 11 91)
SEPP NO 33 - Hazardous and Offensive Development (gazetted 13 03 92)
SEPP NO 44 - Koala Habitat Protection (gazetted 6 01 95)
SEPP NO 50 - Canal Estate Development (gazetted 10 11 97)
SEPP NO 55 - Remediation of Land (gazetted 28 08 98)
SEPP NO 64 - Advertising and Signage (gazetted 16 3 2001)
SEPP NO 65 - Design Quality of Residential Flat Development (gazetted 26/07/2002) Amendment 2 (gazetted 4/07/2008)
SEPP - Building Sustainability Index BASIX (gazetted 1 7 2004)
SEPP - (Major Projects) 2005 (gazetted 25 05 2005)
SEPP - (Mining, Petroleum Production & Extractive Industries) 2007 (gazetted 16 02 2007)
SEPP - (Temporary Structures & Places of Public Entertainment) 2007 (gazetted 28 09 2007)
SEPP - (Infrastructure) 2007 (gazetted 21 12 2007)
Draft SEPP NO 66 - Integration of Land Use and Transport
Draft SEPP (Application of Development Standards) 2004
SEPP - (Affordable Rental Housing) 2009
SEPP - (Exempt & Complying Development Codes) 2008 (gazetted 12 12 2008) As amended

Note Clause 29 of the Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 affects the provisions of certain State Environmental Planning Policies and how they apply to the land. A copy of clause 29 is attached and should be read in conjunction with the State Environmental Planning Policies listed

COMPLYING DEVELOPMENT

EP&A Regulations 2000
Schedule 4 Clause 3

GENERAL HOUSING CODE

Complying development under the General Housing Code may not be carried out on the land

The land is affected by specific land exemptions

- land that is reserved for a public purpose being 9(d) Arterial Road Reservation, under Pittwater Local Environmental Plan 1993
- land that is bush fire prone land

HOUSING INTERNAL ALTERATIONS CODE

Complying development under the Housing Internal Alterations Code may be carried out on the land

GENERAL COMMERCIAL AND INDUSTRIAL CODE

Complying development under the General Commercial and Industrial Code may be carried out on the land

Note State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("SEPP") must be read and applied in conjunction with Pittwater Local Environmental Plan 1993. In particular clause 1.18 of the SEPP sets out a number of general requirements that the development must satisfy in order for it to constitute complying development. This includes at clause 1.18(a) that the development "must be permissible, with consent, in the land use zone in which it is carried out"

COASTAL PROTECTION

EP&A Regulations 2000
Schedule 4 Clause 4

The Council has not been notified by the Department of Public Works that the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979

MINE SUBSIDENCE

EP&A Regulations 2000
Schedule 4 Clause 5

The land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961

ROAD WIDENING AND ROAD REALIGNMENT

EP&A Regulations 2000
Schedule 4 Clause 6

- (a) The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993
- (b) (i) The land is affected by road widening or road realignment by Pittwater Local Environmental Plan 1993
(ii) The land is not affected by any road widening or road realignment under any other environmental planning instrument
- (c) The land is not affected by any road widening or road realignment under any resolution of Council

Note The Roads and Traffic Authority may have proposals that are not referred to in this item. For advice about affectation by RTA proposals contact the Roads and Traffic Authority

COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

EP&A Regulations 2000
Schedule 4 Clause 7

Council has adopted a number of policies with regard to various hazards or risks which may restrict development

The identified hazard or risk and the respective Council policies which affect the property if any, are listed below

Bushfire Hazard/Risk

This land is identified on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service as being bush fire prone land as per the Rural Fires and Environmental Assessment Legislation Amendment Act 2002 No 67. The requirements of the NSW Rural Fire Service document *Planning for Bushfire Protection* apply to this land. For further information please contact Warringah Pittwater District Rural Fire Service.

The property is affected by the following policies adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development of the property from the following acid sulphate soils

Acid Sulfate Soil Manual

Council also has regard to the Acid Sulphate Soil Manual prepared jointly by the Department of Land and Water Conservation and the Department of Urban Affairs and Planning. For further information please contact Council's Natural Resources Unit.

The property is not affected by any other policy adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development of the property because of the likelihood of land slip, bushfire, tidal inundation, subsidence or any other risk (other than flooding).

Note 1 The absence of a policy to restrict development of the land because of the likelihood of any other risk does not imply that the land is free from risk. Detailed investigation carried out in conjunction with the preparation or assessment of an application may result in the Council imposing restrictions on development that are not identified above.

Note 2 The Geotechnical Risk Management Policy for Pittwater also applies to certain forms of development as outlined in clause 3.2 (b) (iii) and (iv) of that policy. For your information see extract below.

3.2 (b) (iii)

Development Applications that include

- excavations greater than 1 metre deep, the edge of which is closer to the site boundary or a structure to be retained on the site than the overall depth of the excavation and/or
- any excavation greater than 3 metres deep below the existing surface and/or
- any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property and/or
- any fill greater than 1.0 metres and/or
- any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to construction on sites with low bearing capacity soils

3.2 (b) (iv)

Utility Companies and Public Authorities including Pittwater Council

- The Geotechnical Risk Management Policy-2007 is to apply to all works by Council or any Authority on public land where identified on the Geotechnical Risk Management Map (P21DCP – BCMDCP083) and subject to Part 4 of the Environmental Planning and Assessment Act requiring the lodgement of a Development Application
- In relation to other works on public lands and on road reserves subject to Part 5 of the Environmental Planning & Assessment Act is to be in accordance with Pittwater Council's Geotechnical Risk Management strategy for Council Assets

FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

EP&A Regulations 2000
Schedule 4 Clause 7A

The land in question is not subject to flood related development controls for the purposes (where permissible) of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings

Also, the land in question is not subject to flood related development controls for any other purpose

LAND RESERVED FOR ACQUISITION

EP&A Regulations 2000
Schedule 4 Clause 8

All or part of this land is affected by any environmental planning instrument which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act

Buildings, etc , not to be erected without consent - Zone No 9(a), 9(b), 9(c) or 9(d)

- 28 (1) A person shall not carry out any development on land within Zone No 9(a), 9(b), 9(c) or 9(d) so as to render it unfit for the purpose for which it is reserved
- (2) Until land within Zone No 9(a), 9(b), 9(c) or 9(d) is acquired by the public authority concerned, the council may, subject to subclause (3), consent to the carrying out of development on that land for any purpose
- (3) Deleted
- (4) In considering whether to consent to an application for consent referred to in subclause (2), the council shall take into consideration -
- (a) the effect of the proposed development on the costs of acquisition,
 - (b) the imminence of acquisition, and
 - (c) the costs associated with the reinstatement of the land for the purposes specified in item 1 of the matter relating to that zone in the Table to clause 9
 - (5) Deleted

Acquisition of land zoned for reservation

- 29 (1) The owner of any land within -
- (a) Zone No 9(a) or 9(c),
 - (b) Zone No 9(d), or
 - (c) Zone No 9(b),
- may, by notice in writing, require -
- (d) the council,
 - (e) the Roads and Traffic Authority, or

(f) the corporation

respectively, to acquire that land

(2) On receipt of a notice referred to in subclause (1), the appropriate public authority shall acquire the land

(3) This clause shall only apply to land within Zone No 9(d) if it is vacant land, being land upon which, immediately before 7 June 1963, there were no buildings or upon which the only buildings were fences, greenhouses, conservatories, garages, summer houses, private boat houses, fuel sheds, tool houses, cycle sheds, aviaries, milking bails, hay sheds, stables, fowl sheds, pig sties, barns or the like

CONTRIBUTIONS PLANS

EP&A Regulations 2000
Schedule 4 Clause 9

S 94 Plan No 2 - Open Space Bushland and Recreation

This Plan was approved by Council to levy monetary contributions to ensure that an adequate level of open space, bushland and recreation opportunities are provided as new development occurs

S 94 Plan No 3 - Public Library Services

This Plan was approved by Council to levy monetary contributions to meet the recreational and informational needs of the potential incoming population as a result of residential subdivision of land, dual occupancy development, and medium density residential development. This will be achieved by increasing available library resources and equipment and improving the capacity of library infrastructure

S 94 Plan No 10 - Material Public Benefits and Dedication of Land

This Plan was approved by Council to enable Council to accept a material public benefit (other than the dedication of land or payment of money), and to enable Council to accept a dedication of land where there is a need for public services or public amenities as a result of new development

S 94 Plan No 18 - Community Service Facilities

This Plan was approved by Council to levy monetary contributions for the provision of an adequate level of community service facilities to meet the demand as new residential development occurs

S 94 Plan No 19 - Village Streetscapes

This Plan was approved by Council to levy contributions towards the provision, extension or augmentation of village streetscapes in Pittwater's main commercial areas which will be required as a consequence of development in the Pittwater Local Government Area

S 94 Plan No 20 - Ingleside Urban Land Release

This Plan was approved by Council to require payment of a monetary contribution to facilitate the planning and investigation process that Council will need to undertake and implement to facilitate development in the Ingleside Land Release Area

BUSH FIRE PRONE LAND

EP&A Regulations 2000
Schedule 4 Clause 11

Part of the land the subject of this certificate is identified on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service as being bush fire prone land as per the Rural Fires and Environmental Assessment Legislation Amendment Act 2002 No 67

PROPERTY VEGETATION PLANS

EP&A Regulations 2000

Schedule 4 Clause 12

Note Where no information has been provided under the heading 'PROPERTY VEGETATION PLANS' then such information is inapplicable to the land the subject of this certificate

ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

EP&A Regulations 2000
Schedule 4 Clause 13

Note Where no information has been provided under the heading 'ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006' then such information is inapplicable to the land the subject of this certificate

DIRECTIONS UNDER PART 3A

EP&A Regulations 2000
Schedule 4 Clause 14

Note Where no information has been provided under the heading 'DIRECTIONS UNDER PART 3A' then such information is inapplicable to the land the subject of this certificate

SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

EP&A Regulations 2000
Schedule 4 Clause 15

Note Where no information has been provided under the heading 'SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING' then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate

SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

EP&A Regulations 2000
Schedule 4 Clause 16

Note Where no information has been provided under the heading 'SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE' then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate

SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

EP&A Regulations 2000
Schedule 4 Clause 17

Note Where no information has been provided under the heading 'SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING' then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Contaminated Land Management Act 1997
Section 59 (2)

Note Where no information has been provided under the heading 'MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997' then such information is inapplicable to the land the subject of this certificate

DEMOLITION OF BUILDINGS

Pittwater Local Environmental Plan 1993 does not require development consent for the demolition of a building other than for the demolition of any building or work which is an item of environmental heritage or within a heritage conservation area under Pittwater Local Environmental Plan 1993. Where Pittwater Local Environmental Plan 1993 does not require the need for a development consent, clause 29 of the Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 provides that development consent is required for the demolition of a building.

Note Please see section headed HERITAGE CONSERVATION MAP – SCHEDULE 9" to establish if the land the subject of this certificate has been identified as having heritage significance under PLEP 1993

Note This advice only relates to the need to obtain development consent under the Environmental Planning & Assessment Act 1979 as amended and Pittwater Local Environmental Plan 1993. Demolition and other controls may also apply under the Heritage Act 1977

Persons relying on this certificate should read the environmental planning instruments referred to in this certificate

The Environmental Planning and Assessment Amending Act 1997 commenced operation on the 1st July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998, Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Amendment Regulation 2000

MARK FERGUSON
General Manager

ANNEXURE "A"

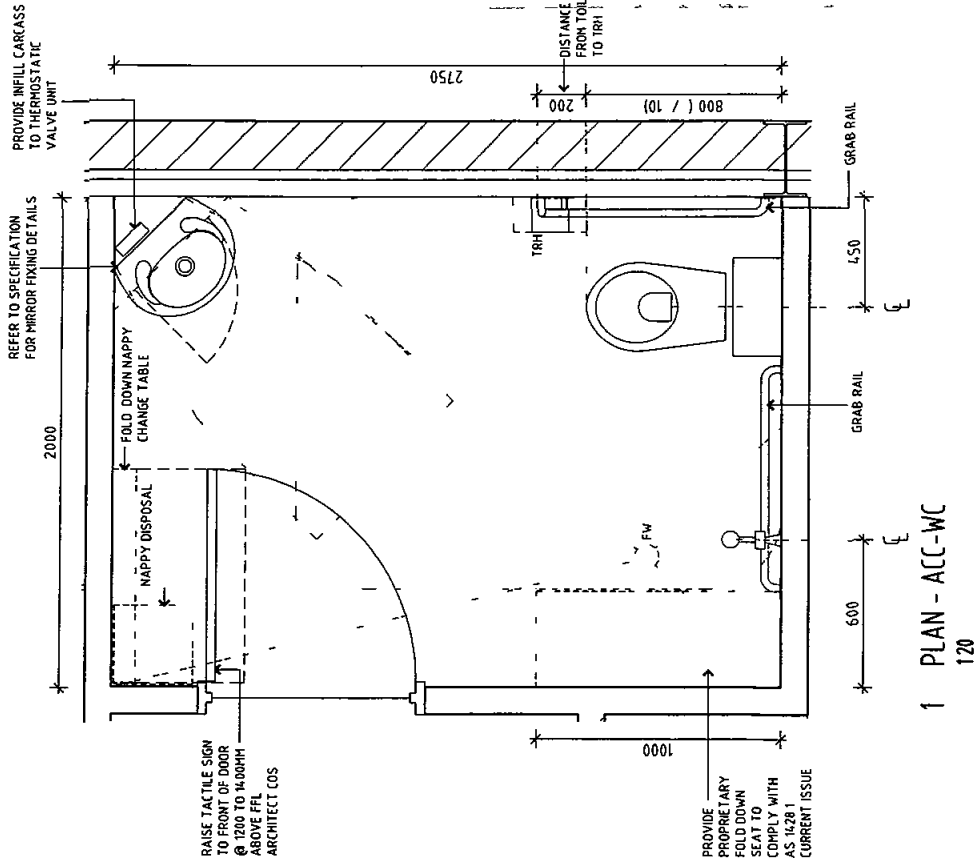
*Extract clause 29 Environmental Planning and Assessment
(Savings and Transitional) Regulation 1998*

29 Certain activities require development consent under amended EP&A Act 1979

- (1) This clause applies to development consisting of
 - (a) a prescribed activity proposed to be carried out within the area of a council or
 - (b) the subdivision of land within the area of a councilincluding development proposed to be carried out in connection with an existing use but not including development referred to in subclause (2)
- (2) This clause does not apply to development of the kind referred to in subclause (1) that consists of
 - (a) any activity that immediately before the appointed day was specified in item 6 of Part A of the Table to section 68 of the unamended LG Act 1993 (relating to the use and occupation of uncompleted buildings) or
 - (b) any prescribed activity (other than an activity referred to in paragraph (a)) that immediately before the appointed day was exempted, excluded or suspended from the requirement for approval under the unamended LG Act 1993
 - (i) by the *Local Government (Approvals) Regulation 1993* as in force immediately before the appointed day or
 - (ii) by a local approvals policy in force under the unamended LG Act 1993 (being a local approvals policy that is still in force at the time the development application for development consent is made) or
 - (iii) by or under the provisions of any Act including the provisions of an environmental planning instrument of a kind referred to in section 28 of the unamended EP&A Act 1979 or
 - (c) any subdivision of land that immediately before the appointed day was exempted from the requirements for approval under the repealed LG Act 1919 by or under the provisions of that or any other Act including the provisions of an environmental planning instrument of a kind referred to in section 28 of the unamended EP&A Act 1979 or
 - (d) any development
 - (i) carried out by the Crown or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building workbeing development that immediately before the appointed day constituted an activity within the meaning of Part 5 of the unamended EP&A Act 1979
 - (d1) any development consisting of the demolition of a building or work
 - (i) carried out by the Crown or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work
 - (d2) any development consisting of subdivision
 - (i) carried out by the Crown or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work
 - (d3) any non structural alterations to a building
 - (i) carried out by the Crown or
 - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work
 - (e) any prohibited development or
 - (f) (Repealed)
 - (g) any activity within the meaning of Part 5 of the Act
 - (i) in respect of which an application for approval to a determining authority within the meaning of that Part has been made but not finally determined immediately before the appointed day or
 - (ii) which was approved by a determining authority within the meaning of that Part before the appointed day and that commences pursuant to that approval not later than 3 years after the appointed day
- (3) Development to which this clause applies may not be carried out except with development consent
- (4) Development consent may not be granted in relation to development for a prescribed activity that involves the erection of a building unless the requirements of Division 4 of Part 1 of Chapter 7 of the unamended LG Act 1993 have been complied with
- (5) The requirements relating to the notification of proposed development under the amended EP&A Act 1979 (including any requirements applied by clause 32 (1)) do not apply to a development application for development for which the requirements referred to in subclause (4) are required to be complied with
- (6) Subclauses (4) and (5) apply only if a local approvals policy (being a local approvals policy with respect to the notification of applications for approvals) is in force under the unamended LG Act 1993 at the time the development application for development consent is made
- (7) This clause has effect
 - (a) despite the existing provisions of an existing EPI and
 - (b) despite any rezoning of land (whether effected by existing or new provisions of an existing EPI or otherwise)but is otherwise subject to the provisions of any new EPI and to any new provisions of an existing EPI
- (7A) Nothing in this clause requires development consent to be obtained for any development for which development consent is required to be obtained otherwise than by operation of this clause
- (8) The consent authority for the purposes of development to which this clause applies is the council unless by or under the Act some other person is the consent authority for the purposes of that development
- (9) Despite Part 9 of the amended EP&A Regulation 1994 the fee for an application to carry out development of the kind to which this clause applies being the erection of a building within the meaning of the unamended LG Act 1993 is the fee determined in accordance with an order under clause 33
- (10) (Repealed)
- (11) This clause ceases to have effect on 1 July 2001

LAYOUT ACCESSIBLE TOILET

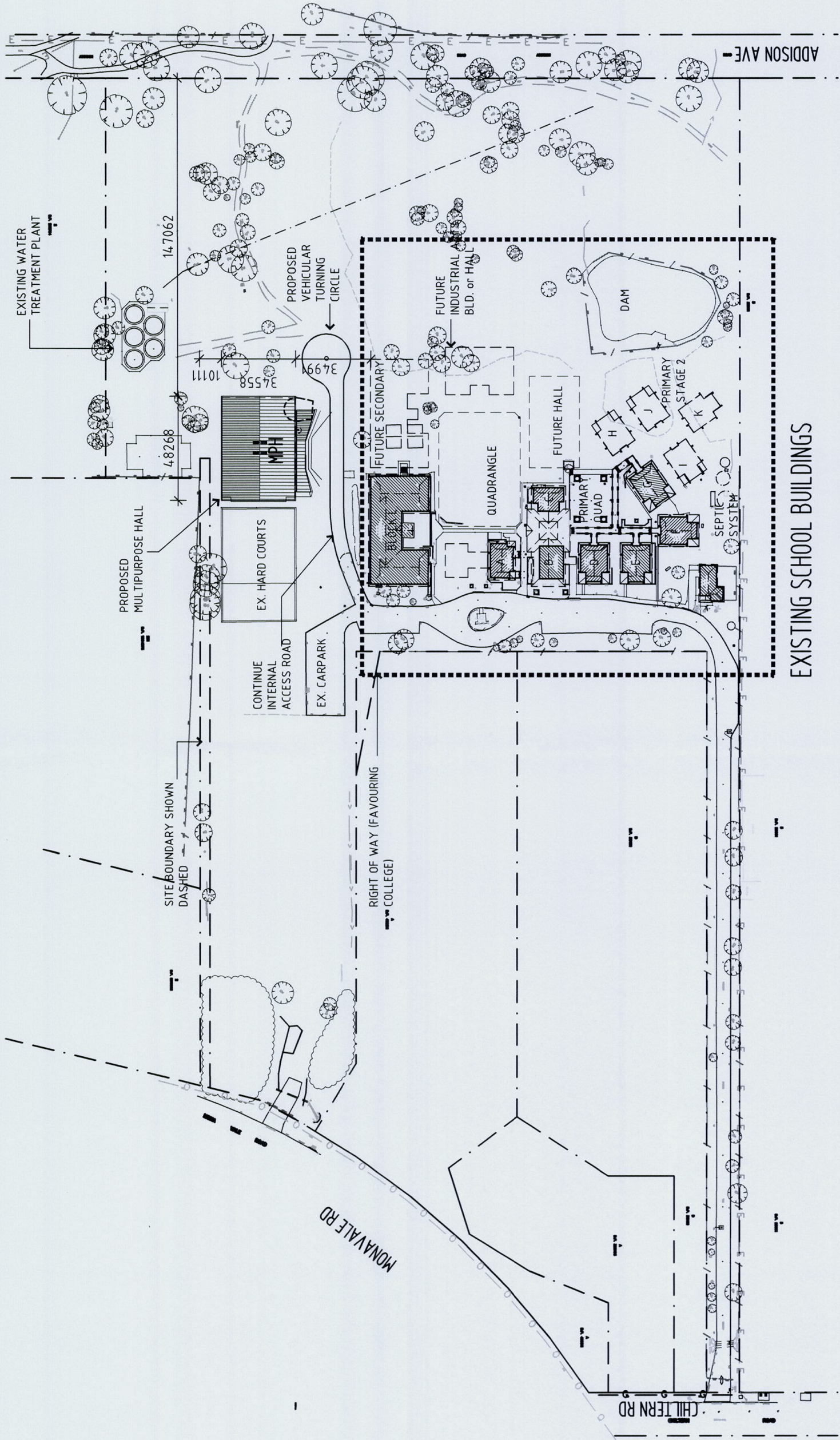
2010 132 5



DATE: 04/10/10
BY: A07
PROJECT: A07
SHEET: 001
SCALE: 1:100
DRAWN: A07
CHECKED: A07
APPROVED: A07
DATE: 04/10/10

0 0.1 0.2 0.4 0.6 0.8 1 M

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1 SITE PLAN

1:2000 (MULTIPURPOSE HALL) **VERS**
Complying Development Certificate

No: 2010 13245
Dated: - 8 APR 2010

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105 RESERVOIR STREET SURRY HILLS NSW 2010
TJ 9212 0201 FJ 9212 0281 mail@macconnick-simonian.com.au

macconnick simonian architects

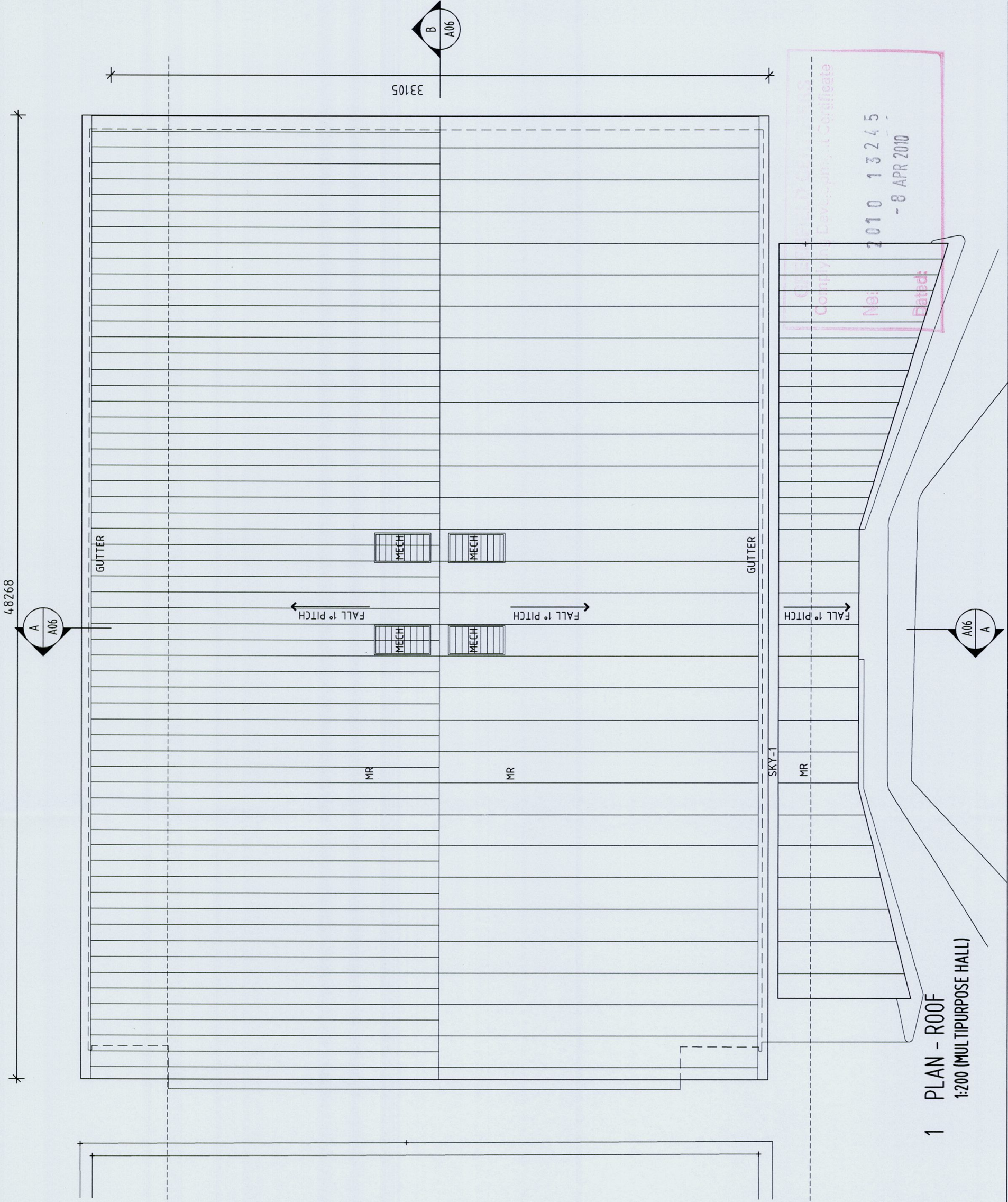
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B	CONSULTANT ISSUE	26.10.09				
C	MPH LOCATION PLAN	09.11.09				
D	CLIENT REVIEW	24.11.09				
E	CLIENT REVIEW - NOTATION ADDED	27.11.09				
F	CLIENT REVIEW - CONSULTATION REVISION	16.02.10				
G	FOR AUTHORITY APPROVAL	21.02.10				
H	ADDITIONAL INFORMATION	21.03.10				

JOB NAME AND ADDRESS
GALSTAIR COLLEGE
INGLESIDE

APPROVED DATE
SS
SEP 09

DRAWN TITLE
SITE PLAN

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1 PLAN - ROOF
1:200 (MULTIPURPOSE HALL)

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mellomrom function/play venn diagram thread plicare elemhic aplus videre
metaple latent/blatent melatum amalgam peras logiciant enzyme plico ord
salient cubic amtrak meel ord olenus ouisia plauna space between plic tech
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modus emerues weave serisus sentrie smac art trouver proieo sournac hinc
kinetic postonic between flux techonic well/wasp allus quintessence nest
scape ceterone mibos span limaeus sribui sale whole joid plisign algorithim
alvus humble enriching underlying ripellut intuition ionic merie nidus wala

maccormick simonian architects
105 RESERVOIR STREET SURRY HILLS NSW 2010
T1 9212 0201 F1 9212 0281 mail@maccormick-simonian.com.au

REVISION		DATE
A	CLIENT REVIEW	27.11.09
B	CLIENT REVIEW - CONSULTATION REVISIONS	16.02.10
C	FOR AUTHORITY APPROVAL	21.02.10
D	ADDITIONAL INFORMATION	21.03.10



JOB NAME AND ADDRESS
GALSTAIN COLLEGE
INGLESIDE

DRAWN
SS

DATE
NOV 09

SCALE
1:200

DRAWING NO.
A03

APPROVED
SS

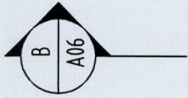
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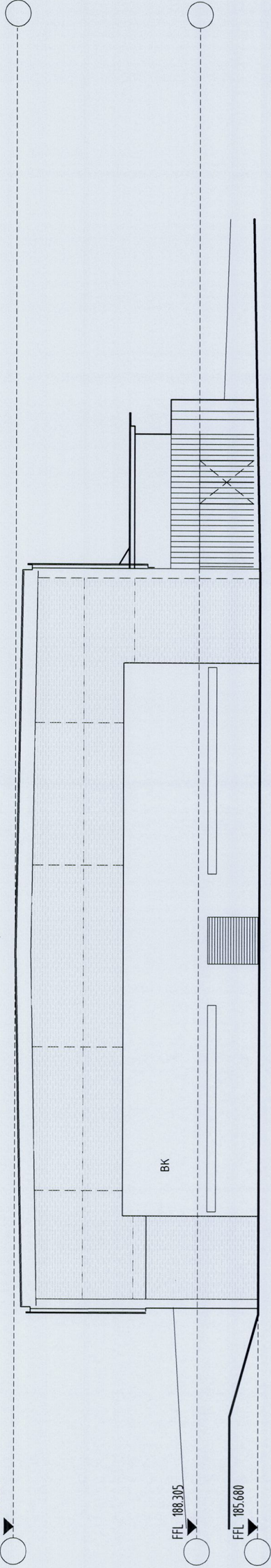
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ROOF PLAN

D
D

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not be used without written consent from the architect. A.B.A. 39 987 345 839



FFL 197.043



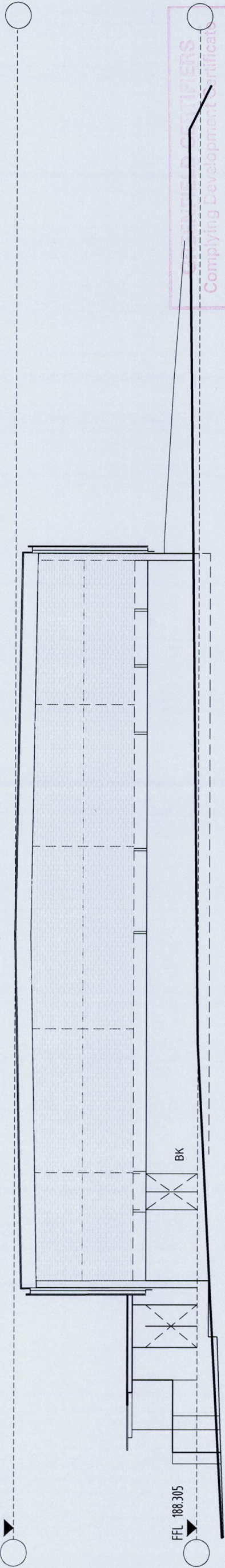
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FFL 185.680

1 ELEVATION - EAST
1:200

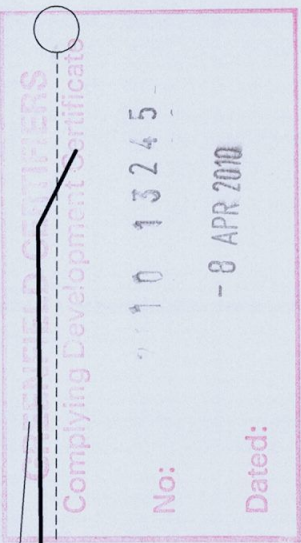


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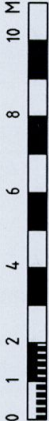
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2 ELEVATION - WEST
1:200



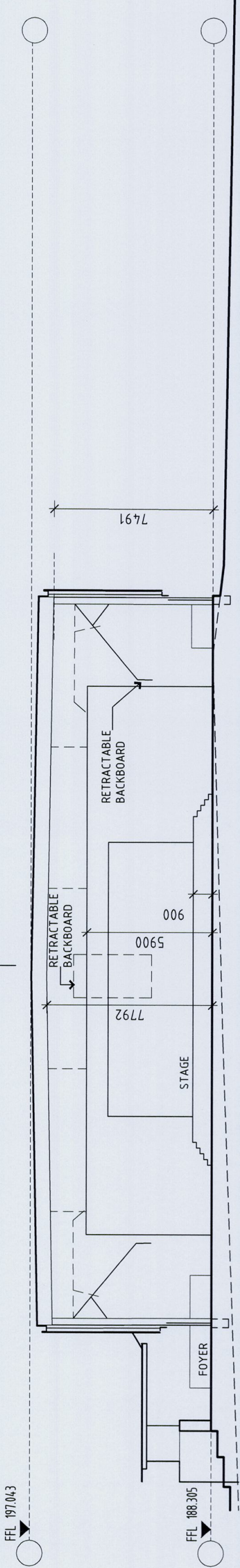
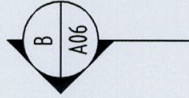
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REVISION	DATE
A CLIENT REVIEW	25.11.09
B CLIENT REVIEW - NOTATION ADDED	27.11.09
C CLIENT REVIEW - CONSULTATION REVISION	16.02.10
D FOR AUTHORITY APPROVAL	21.02.10
E ADDITIONAL INFORMATION	21.03.10

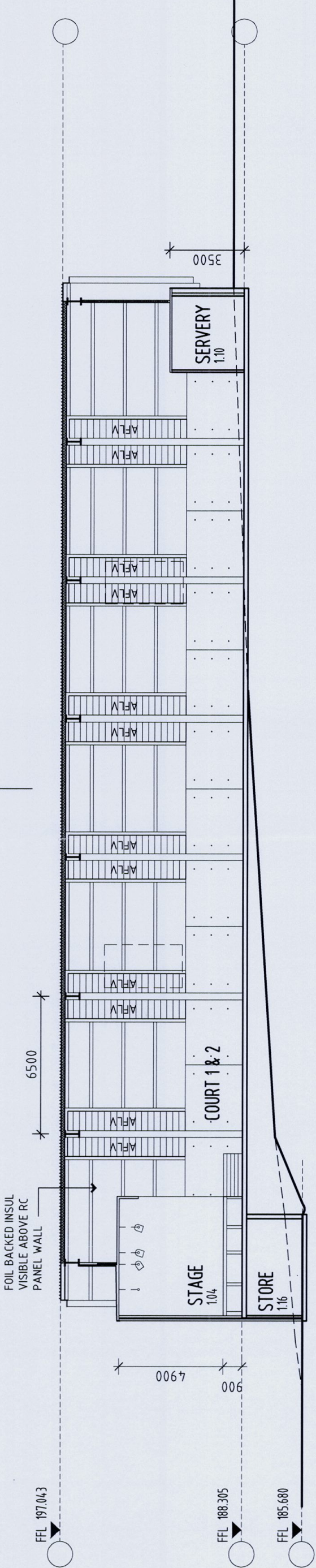


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DRAWING TITLE	APPROVED	DATE	JOB NO.	E
ELEVATIONS - EAST WEST	SS	SEP 09	0913	E

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1 SECTION A - A
1:200



2 SECTION B - B
1:200

GREENFIELD CERTIFIES
Complying Development Certificate

No: 2010 13245
Dated: - 8 APR 2010

mellonrom functionplay venn diagram thread plectra alembic artius videre
metaple latent/blatent melatrum amalgam peras logic/art enzyme plico ord
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chief contriver between earth and sky haiku scape horismos plexus simac
modus emenes weave sensus sentire smac art trouver poisei soumac hinc
kinetic poetonic between flux techtonic wellwarp allus quintessence nest
scape orerome mitos span lineaeus shibus sale whole jrd plisign algorithm
alvus humble enroching underlying ripefruit intuition tonic merge nidus webi

maccormick simonian architects
105 RESERVOIR STREET SURRY HILLS NSW 2010
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A	25.11.09	GALSTAIN COLLEGE	SS	NOV 09	1:200	A06
B	27.11.09	INGESIDE				
C	16.02.10					
D	21.02.10					
E	21.03.10					

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Intelligent Thinking in Engineering

24th March 2010

REF 209142ctf20100324_DW_GeorgeWatts_Structural Design

GreenField Certifiers Pty Ltd
PO Box 6160
Baulkham Hills BC NSW 2153

Attention George Watts

Dear Mr Watts,

**CERTIFICATE OF DESIGN AND DRAWINGS
HASG COLLEGE, 5 CHILTERN ROAD, INGLESIDE**

We wish to certify that our firm has designed/checked the drawings and documents 209142/S0, S1, S2, S3 and S4 and we are satisfied that the structural work of the building to which the design relates will comply with the relevant clauses of the BCA, relevant Australian Standards and is based on the architectural plans supplied

Yours faithfully,

David Wilcox
B E (Hons I) MIEAust NPER CPEng
Director
DEMLAKIAN CONSULTING ENGINEERS

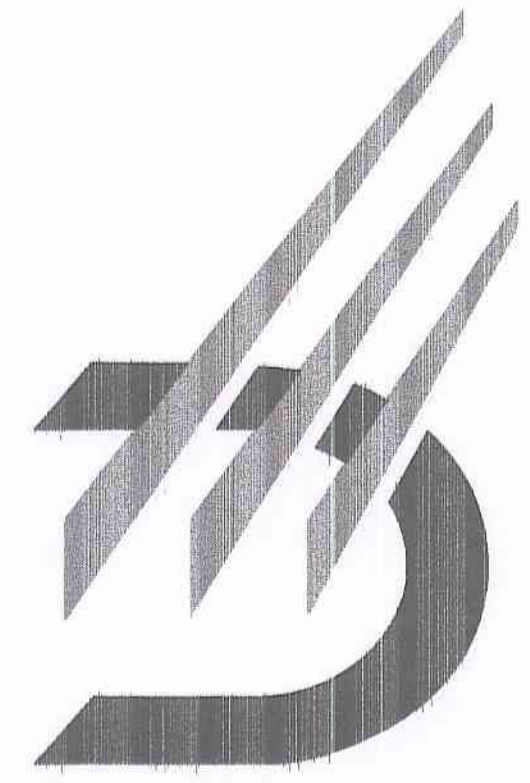
DEMLAKIAN CONSULTING ENGINEERS
17/2001 Chiltern Road
Ingleside NSW 2153
Tel: 9452 7931
Fax: 9452 7931
PO Box 6531 North Sydney 2059
Email: info@demlakian.com.au
Web: www.demlakian.com.au
Tel: 9452 7931
Fax: 9452 7931

Structural Engineers

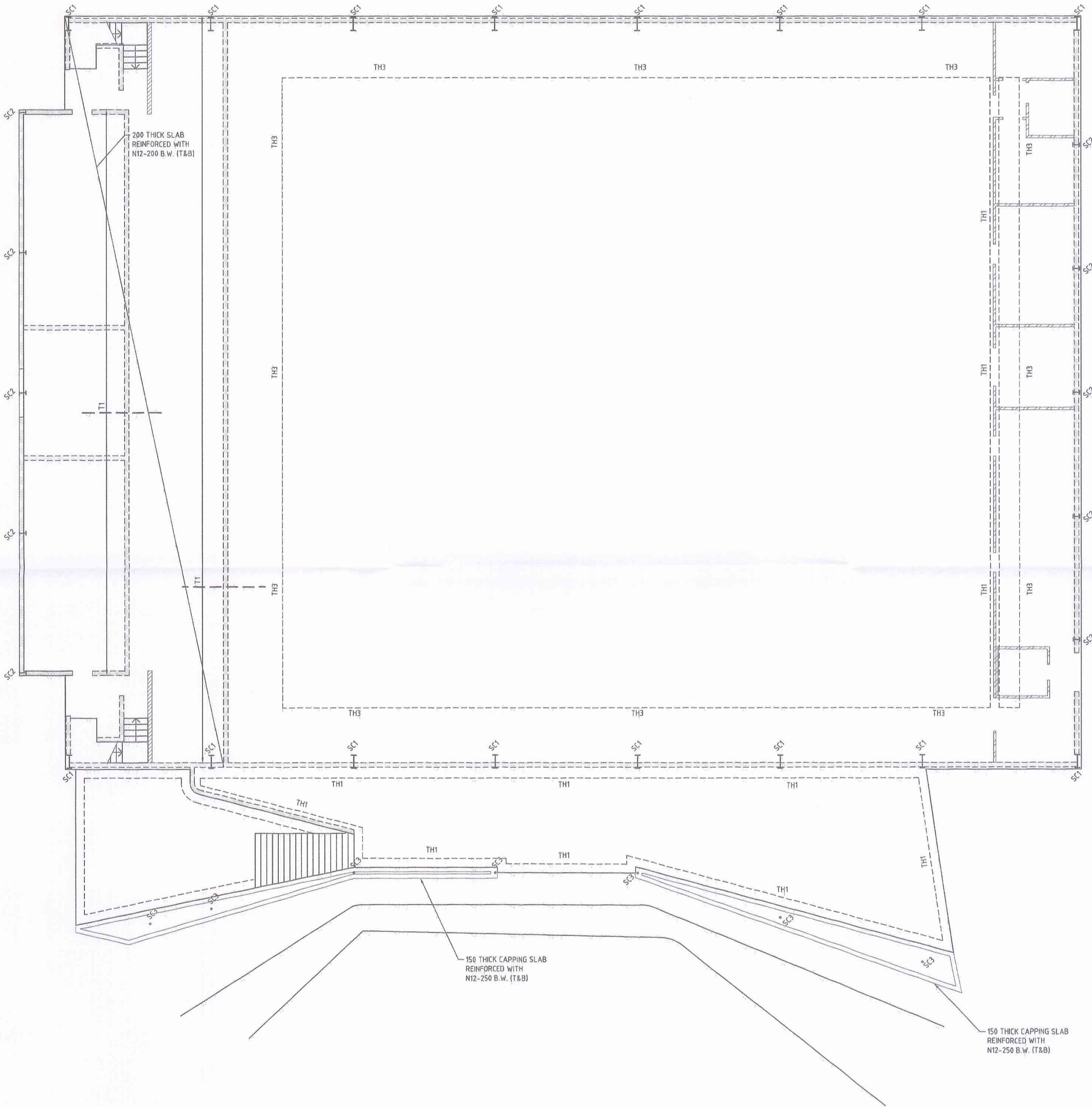
Civil Engineers

Hydraulic Engineers

DEMLAKIAN



DEMLAKIAN



GROUND FLOOR SLAB PLAN

SCALE 1:100

130mm THICK SLAB WITH SL82 FABRIC (T) ON APPROVED WATERPROOFING MEMBRANE ON 50mm SAND BLINDING LAYER TYPICAL U.N.O. ADDITIONAL SLAB REINFORCEMENT SHOWN ON PLAN.

- BW1 REPRESENTS 200 BLOCKWORK WALL CORE FILLED REINFORCE WITH N12-400 BOTH WAYS
- SC1 INDICATES 610UB13 COLUMN
- SC2 INDICATES 310UB6.2 WIND COLUMN
- SC3 INDICATES 76.1 x 3.6 CHS COLUMN
- TH1 INDICATES 3000 x 400 WIDE THICKENING REINFORCED WITH 3 WIRE L11 TRENCH MESH (T)
- TH3 INDICATES 200 THICK x 2500 WIDE THICKENING REINFORCED WITH SL82 MESH (T&B)

REINFORCEMENT SCHEDULE

T1 N12-300 (T) B1 NOT USED

NOTE: THE SHOP DETAILER IS TO PREPARE DETAILS OF ALL MEMBER CONNECTIONS TO BE CAPABLE OF TRANSFERRING FULL MEMBER CAPACITY. DETAILS TO BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO MANUFACTURE.

Structural Detail C.C. No. 201 0 1 3 2 4 5

Warning: A comprehensive check of the Structural Design has not been carried out & the approval of the drawings by Demlakian Consulting Engineers does not release the Structural Engineer of their responsibility to ensure the structural integrity of the project.

DEMLAKIAN
ENGINEERING
Intelligent Thinking in Engineering

Demlakian Engineering Pty Limited
T/A Demlakian Consulting Engineers
ABN 25 218 543 695
Level 2, 5 Ridge Street
North Sydney NSW 1585
Telephone: (02) 9555 4485
Facsimile: (02) 9555 6122
P.O. Box 4553 North Sydney 2059
Email: info@demlakian.com.au
www.demlakian.com.au

ORIGINAL: A1 DWG

REV.No	DATE	REVISION	BY	REV.No	DATE	REVISION	BY

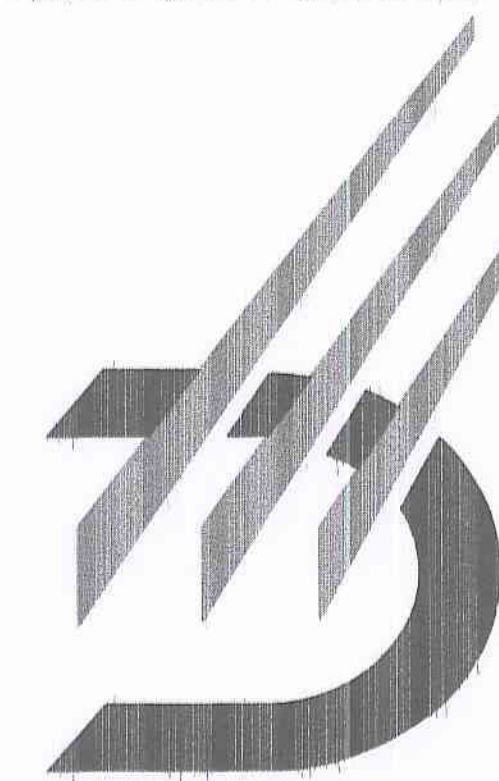
PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT: MACCORMICK SIMONIAN ARCHITECTS
CLIENT: HAMAZKAIINE ARSHAK & SOPHIE GALSTAUN SCHOOL

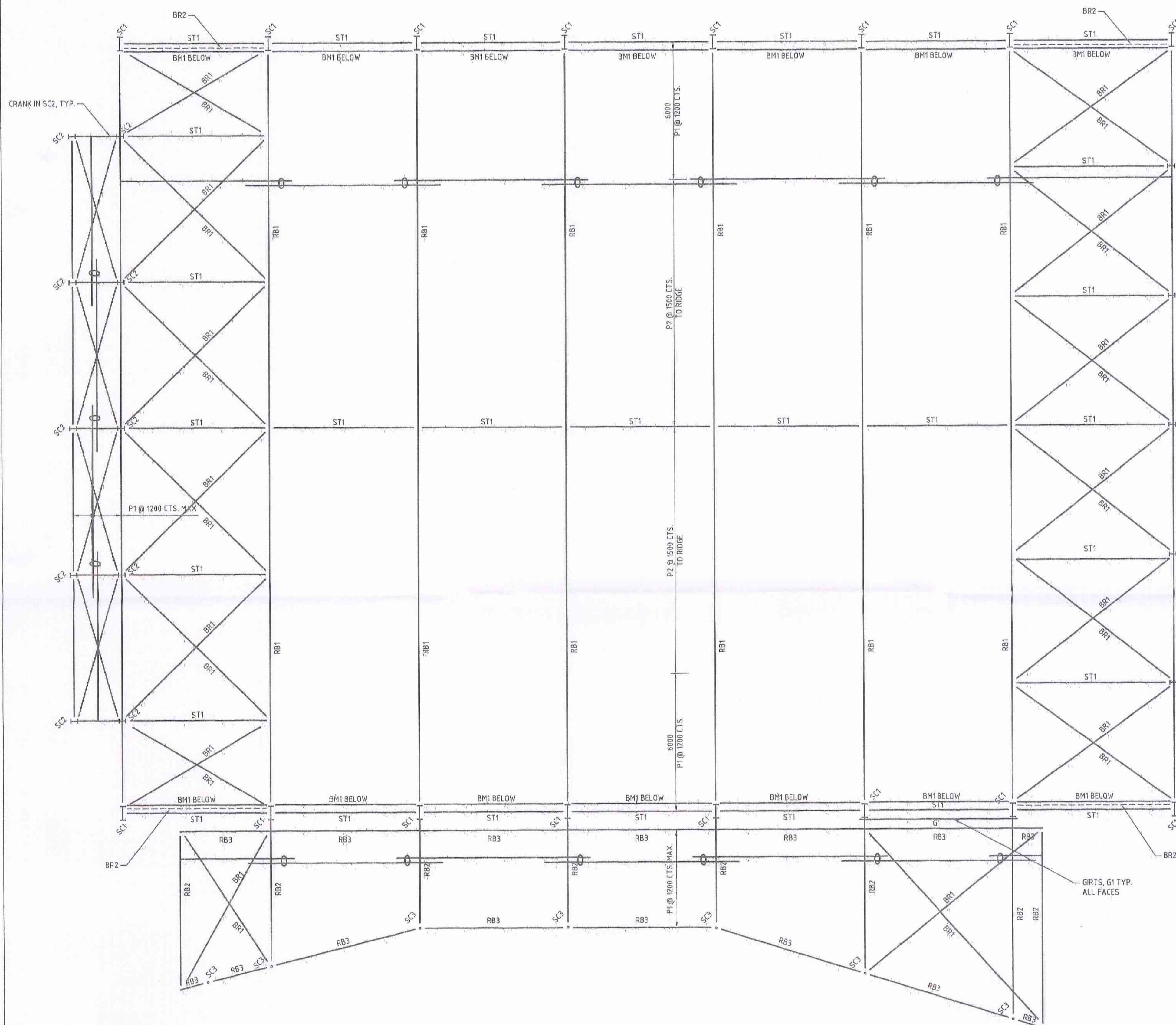
PROJECT: MULTI-PURPOSE HALL
5 CHILTERN ROAD
INGLESIDE
TITLE: GROUND FLOOR SLAB PLAN

DESIGNED: D.F. DATE: 16.03.10
DRAWN: J.H. CHECKED: D.W.
209142
DRAWING: **S2** REVISION: -

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DEMLAKIAN



ROOF FRAMING PLAN

SCALE 1:100

MEMBER SCHEDULE	
TAG	SIZE
BR1	75 x 75 x 5.0 EA ROOF BRACE
BR2	75 x 75 x 5.0 EA WALL BRACE
FB1	75 x 75 x 5.0 EA AT 2400 CTS FLY BRACE
FB2	75 x 75 x 5.0 EA AT 6000 CTS FLY BRACE
RB1	530UB92.4 RAFTER
RB2	310UB46.2 RAFTER
RB3	300 PFC
ST1	165.1 x 3.0 CHS, GRADE 350 STRUT
P1	LAPPED 2150 19 PURLIN AT 1200 CTS. WITH 2 BRIDGE ROWS
P2	LAPPED 2150 19 PURLIN AT 1500 CTS. WITH 1 BRIDGE ROW
G1	LAPPED 2150 19 GIRT AT 1200 CTS. WITH 2 BRIDGE ROWS
BM1	300 PFC TO BRACE TOP OF BLOCKWORK WALL
SC1	610 UB 113 COLUMN
SC2	310 UB 46.2 COLUMN
SC3	76.1 x 3.6 CHS COLUMN

NOTE: FOR FLY BRACING LOCATION REFER TO DWG 20914/2/S4

NOTE: THE SHOP DETAILER IS TO PREPARE DETAILS OF ALL MEMBER CONNECTIONS TO BE CAPABLE OF TRANSFERRING FULL MEMBER CAPACITY. DETAILS TO BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO MANUFACTURE.

GREENFIELD CONSULTING 2010
Structural Details C.C. No.

Warning: A comprehensive check of the structural design has not been carried out by the responsible engineer. The drawings are issued for construction on the understanding that the Structural Engineer, or their representative, will ensure the structural integrity of the project.

DEMLAKIAN
ENGINEERING
Intelligent Thinking in Engineering

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ORIGINAL: A1 DWG

REV.No	DATE	REVISION	BY	REV.No	DATE	REVISION	BY

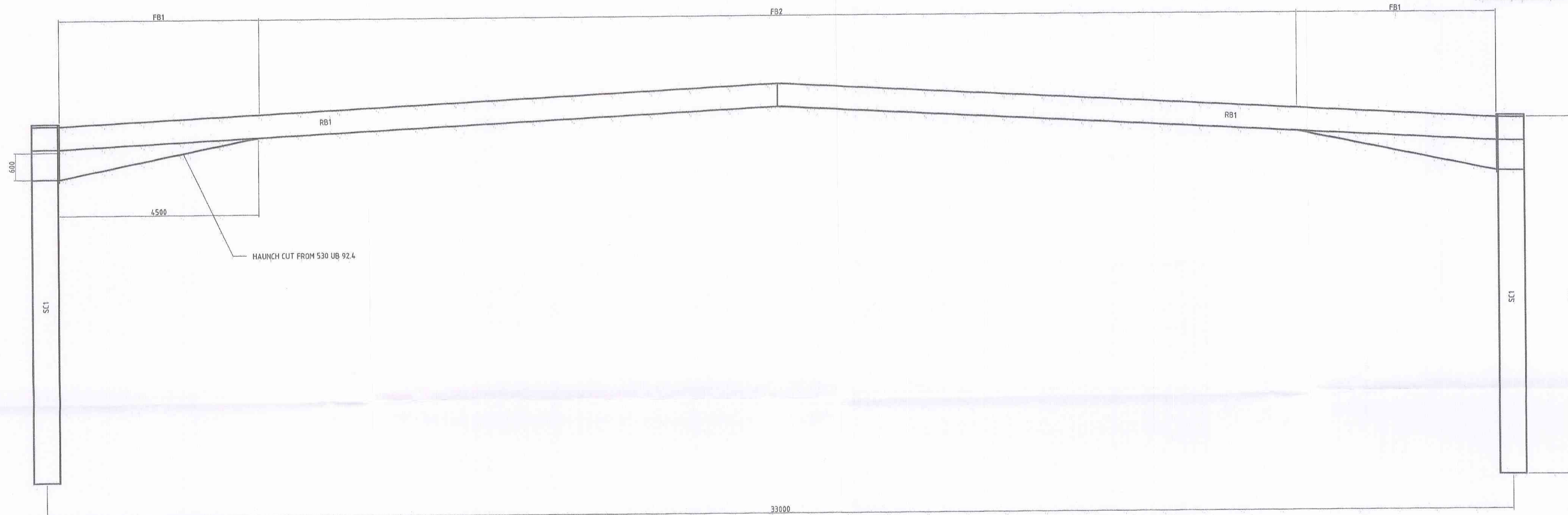
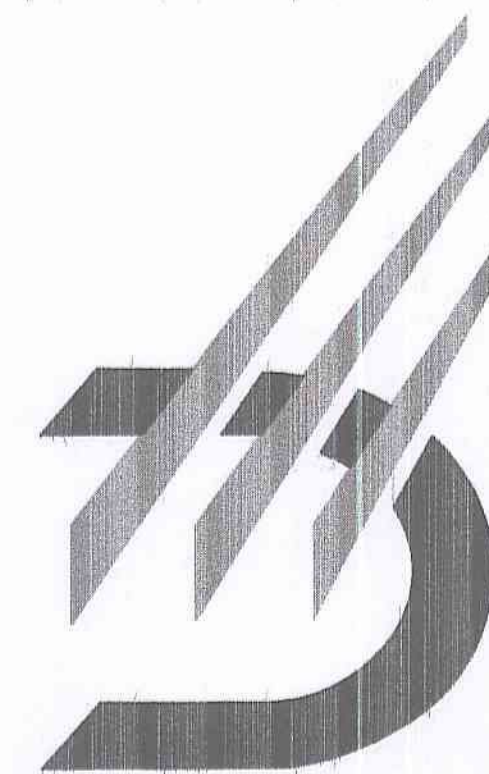
PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT: MACCORMICK SIMONIAN ARCHITECTS
CLIENT: HAMAZKANE ARSHAK & SOPHIE GALSTAUN SCHOOL

PROJECT: MULTI-PURPOSE HALL
5 CHILTERN ROAD
INGLESIDE
TITLE: ROOF FRAMING PLAN

DESIGNED: D.P. DATE: 16.01.10
DRAWN: J.H. CHECKED: D.W.
209142
DRAWING: S3 REVISION: -

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NOTE: THE SHOP DETAILER IS TO PREPARE DETAILS OF ALL MEMBER CONNECTIONS TO BE CAPABLE OF TRANSFERRING FULL MEMBER CAPACITY. DETAILS TO BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO MANUFACTURE.

NOTE: PRE-CAMBER OF 70mm TO BE CONSTRUCTED INTO PORTAL RAFTERS

TYPICAL PORTAL FRAME - 6500 SPACING
SCALE 1:50

MEMBER SCHEDULE	
TAG	SIZE
FB1	75 x 75 x 5.0 EA AT 2400 CTS FLY BRACE
FB2	75 x 75 x 5.0 EA AT 6000 CTS FLY BRACE
RB1	530UB92.4 RAFTER
RB2	310UB46.2 RAFTER

Warning: A comprehensive check of the Structural Design has not been carried out & the approval of this drawing by Demlakian Engineering does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.



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ORIGINAL: A1 DWG

REV.No	DATE	REVISION	BY	REV.No	DATE	REVISION	BY

PRELIMINARY
NOT FOR CONSTRUCTION

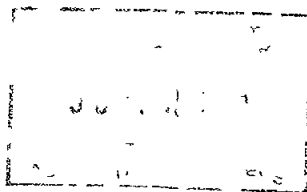
ARCHITECT: MACCORMICK SIMONIAN ARCHITECTS
CLIENT: HAMAZKAINE ARSHAK & SOPHIE GALSTAUN SCHOOL

PROJECT: MULTI-PURPOSE HALL
5 CHILTERN ROAD
INGLESIDE
TITLE: TYPICAL PORTAL FRAME ELEVATION

DESIGNED: D.J.F.	DATE: 16.03.10
DRAWN: D.J.F.	CHECKED: D.W.L.
209142	
DRAWING: S4	REVISION: -

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DEMLAKIAN



DEMLAKIAN

ENGINEERING

Intelligent Thinking in Engineering

10th March 2010

REF: 2091470100310_DW_GeorgeWatts_Sewage Treatment System Inspection

GreenField Certifiers Pty Ltd
PO Box 6160
Baulkham Hills BC NSW 2153

Attn: George Watts

Telephone: 02 9638 1111
Facsimile: 02 9638 1112

Dear George,

**RE HYDRAULICS CERTIFICATE
HASG COLLEGE, 5 CHILTERN ROAD, INGLESIDE**

Further to your request we confirm that a suitably qualified engineer inspected the above site in regard to assessing the condition of the existing sewage treatment system and to ensure its adequacy for integration with a new system from the proposed multi-purpose hall.

The existing sewerage system, including septic tank and aeration tank, were visually inspected on 9th March 2010 by Mr David Wilcox and Mr Dorian Fabricatorian. Our firm has also reviewed previous site hydraulic drawings 90897/ H01B, H02B, H03B, H07A and HZ2\3 prepared by Smith Paul & Partners and the Martins Wastewater Management Study, Report No 2001E609JR1.

Based upon the above, it is our opinion that the current system will be adequate for any integration from the proposed new Smokey Dawson Centre with minimal alterations.

Yours faithfully,

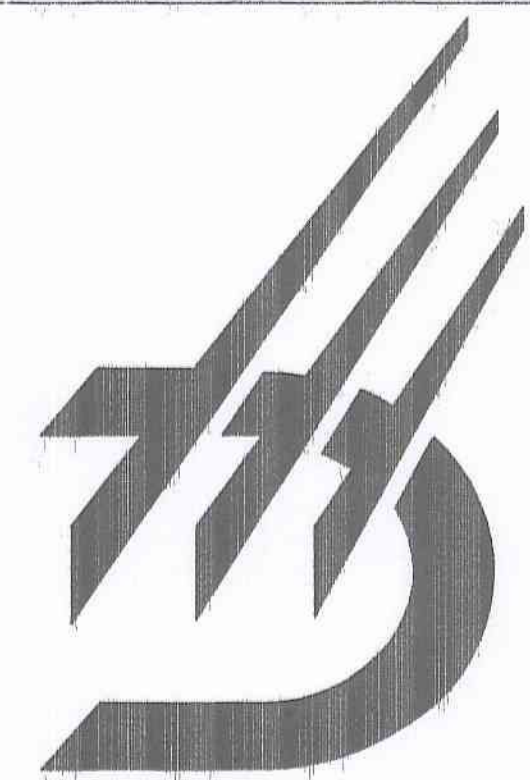
David Wilcox
B E (Hons I) MIEAust NPER CPEng
Director
DEMLAKIAN CONSULTING ENGINEERS

Structural Engineers

Civil Engineers

Hydraulic Engineers

N
V
K
L
M
E
D



LEGEND:

- ECW EXISTING COLD WATER SERVICE
- EH EXISTING FIRE HYDRANT SERVICE
- EIRR EXISTING IRRIGATION SERVICE
- ERW EXISTING RAW WATER SERVICE
- CW PROPOSED COLD WATER SERVICE
- H PROPOSED HYDRANT SERVICE
- H-O-H DUAL HYDRANT VALVE
- FHR PROPOSED FIRE HOSE REEL SERVICE
- FE FIRE EXTINGUISHER
- FHR FIRE HOSE REEL

FIRE EXTINGUISHERS

PROVIDE PORTABLE FIRE EXTINGUISHERS OF SIZE AND TYPES TO SUIT HAZARDS IN ACCORDANCE WITH BCA REQUIREMENTS. FIX FIRE EXTINGUISHERS TO THE WALLS IN THE LOCATIONS INDICATED

STANDARDS

AS 2444 PORTABLE FIRE EXTINGUISHERS: SELECTION AND LOCATION

AS 1850 PORTABLE FIRE EXTINGUISHERS: CLASSIFICATION, RATING AND FIRE TESTING

AS 1841.1 PORTABLE FIRE EXTINGUISHERS: GENERAL REQUIREMENTS



AS 1841.6 PORTABLE FIRE EXTINGUISHERS: CARBON DIOXIDE TYPE

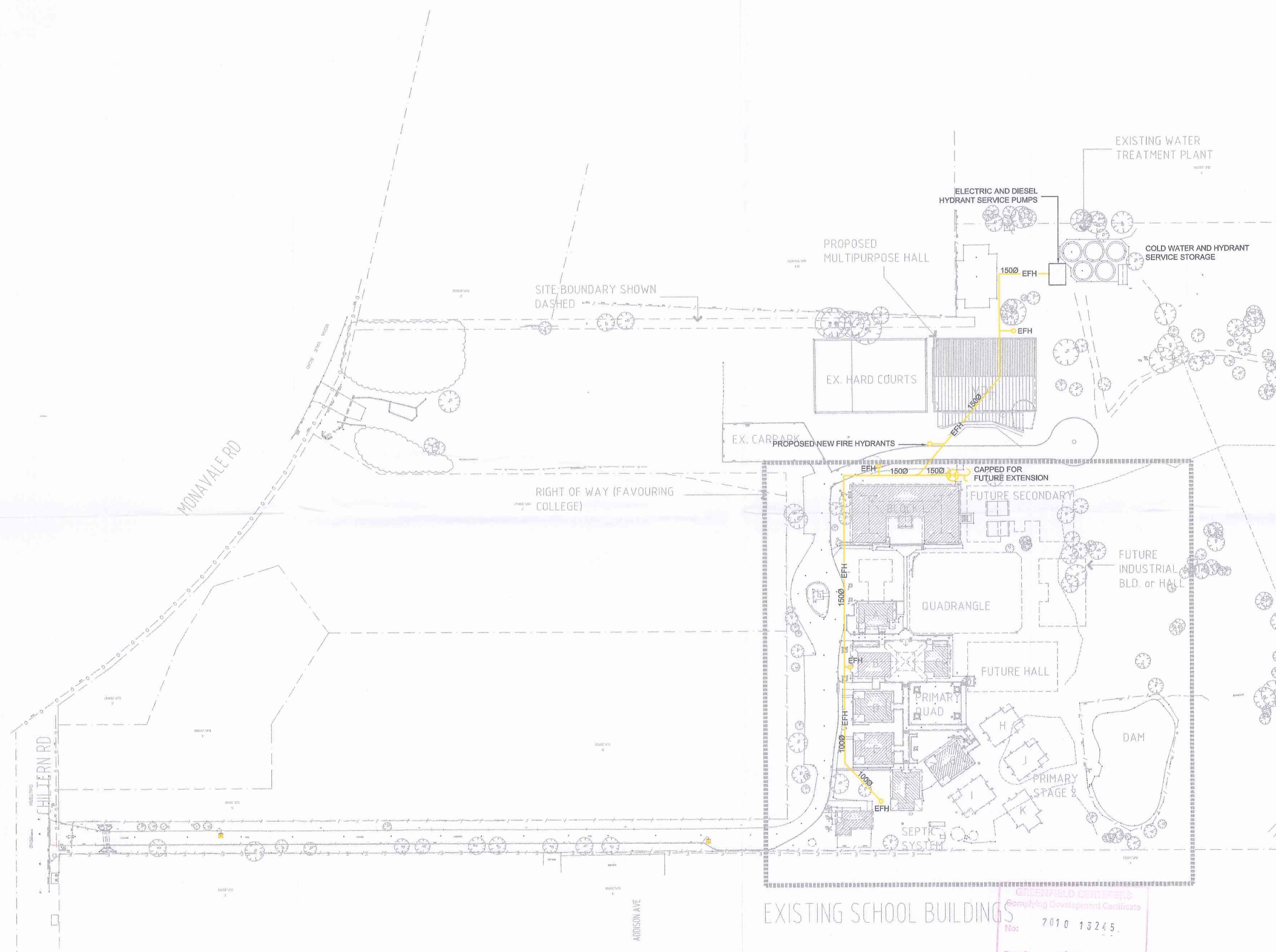
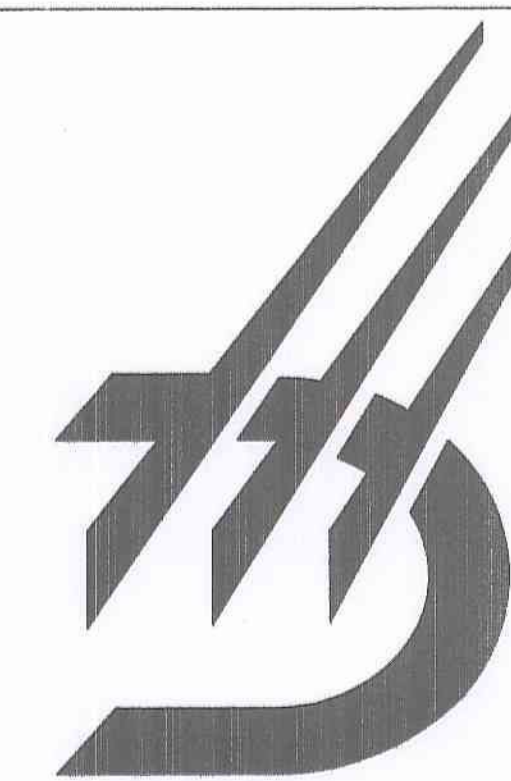
PROVIDE AND FIX IN POSITION 5.5 Kg CARBON DIOXIDE TYPE FIRE EXTINGUISHER IN LOCATION INDICATED ON DRAWING



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www.demlakian.com.au

ORIGINAL: A1 DWG

	REV. No	DATE	REVISION	BY	ARCHITECT: MACCORMICK SIMONIAN ARCHITECTS 105 RESERVOIR STREET SURRY HILLS NEW 2010 T: 9212 0201 F: 9212 0281 mail@maccormick-simonian.com.au	CLIENT: GALSTAUN COLLEGE	PCA GREENFIELD ACCREDITED CERTIFIERS	DESIGN: RJT	DRAWN: A.L	ENGINEERING SERVICES CONSULTANTS: ENGINEERING CONSULTANTS OF AUSTRALIA ENGINEERING CONSULTANTS OF AUSTRALIA PTY. LTD. ABN 16 002 429 195 8/1859 PACIFIC HIGHWAY PYMBLE TEL: (02) 9440 2300, FAX: (02) 9440 3100 EMAIL: new@ecoa.com.au		PROJECT: GALSTAUN COLLEGE PROPOSED MULTI-PURPOSE HALL	TITLE: PROPOSED AND EXISTING FIRE HYDRANT AND FIRE HOSE REEL SERVICES	APPROVAL: DATE:
	DA.1.	25.3.10	DEVELOPMENT APPLICATION	AL				CHECKED: RHT	DATE: 25 MAR 10					DRAWN: CHECKED:
								DRAWING No: 10/06 -F.1. OF 2	REVISION: D.A.1					CHECKED: DATE:



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<table><tr><th>REV.No</th><th>DATE</th><th>REVISION</th><th>BY</th></tr><tr><td>DA.1.</td><td>25.3.10</td><td>DEVELOPMENT APPLICATION</td><td>AL</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	REV.No	DATE	REVISION	BY	DA.1.	25.3.10	DEVELOPMENT APPLICATION	AL																	ARCHITECT: MACCORMICK SIMONIAN ARCHITECTS 105 RESERVOIR STREET SURRY HILLS NEW 2010 T: 9212 0201 F: 9212 0281 mail@maccormick-simonian.com.au		DESIGN: RJT DRAWN: A.L. CHECKED: RHT DATE: 25 MAR 10 PROJECT DIRECTOR: RHT SCALE: 1:1000 @ A1		ENGINEERING SERVICES CONSULTANTS: ENGINEERING CONSULTANTS OF AUSTRALIA <small>ENGINEERING CONSULTANTS OF AUSTRALIA PTY. LTD. ABN 16 002 428 195 6/859 PACIFIC HIGHWAY PYMBLE TEL: (02) 9448 2300, FAX: (02) 9448 3100 EMAIL: newkashury@engineeringconsultants.com.au</small>		<table><tr><td>DESIGNED</td><td>DATE</td></tr><tr><td>DRAWN</td><td>CHECKED</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table> <table><tr><td>ORIGINATOR</td><td>REVISION</td></tr><tr><td> </td><td> </td></tr></table>	DESIGNED	DATE	DRAWN	CHECKED					ORIGINATOR	REVISION		
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CLIENT: GALSTAUN COLLEGE		PCA GREENFIELD ACCREDITED CERTIFIERS	DRAWING No: 10/06 -F.2. OF 2		REVISION: D.A.1	