



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

COMPLYING DEVELOPMENT CERTIFICATE 090105 (COMMERCIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C and 81A(5)

APPLICANT DETAILS

Applicant Sydney Anglican Schools Corporation C/- Midson Group Pty Ltd
Address 51 Rawson Street Epping NSW 2121
Contact Details Phone 9868 6923 Fax 9868 6924

OWNER DETAILS

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

COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area Pittwater Council
Decision Made Under SEPP (Infrastructure) 2007
CDC Number 090105 **Date issued** 10/12/2009

PROPOSAL

Address of Development 1977 Pittwater Rd Bayview NSW 2104
Lot 1 DP304830 Lot A DP360274, Lot 20 DP635214
Building Classification 9b,10b
Type of Construction C
Scope of building works covered by this Notice new classrooms, storerooms and accessibility upgrade
Value of Construction Certificate (Incl GST) \$1 551 000 00
Plans and Specifications approved Schedule 1
Fire Safety Schedule Schedule 2
Conditions See Conditions attached to this certificate
Exclusions
Critical stage inspections,
Conditions (Cis 187 or 188 of EPA Regs 2000) See attached Notice

CERTIFYING AUTHORITY

Certifying Authority Troy Myers
Accreditation Body Building Professionals Board
Registration No BPB 0284

I Troy Myers as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 84A of the Environmental Planning and Assessment Act 1979

Dated 10/12/2009


Troy Myers
Accredited Certifier

NB Prior to the commencement of work S81A (2) (b) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied

PRVC- $\$$ 30

R-272430 11.12.2009



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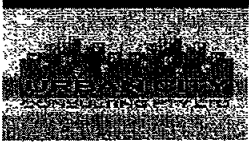
SCHEDULE 1 APPROVED PLANS AND SPECIFICATIONS

1 Endorsed Architectural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Midson Architecture	Site Plan	A01	B	26/10/2009
Midson Architecture	Demolition Plan Ground Floor Plan	A02	B	26/10/2009
Midson Architecture	First Floor Plan Reflected Ceiling Plan	A03	B	26/10/2009
Midson Architecture	Elevations	A04	B	26/10/2009
Midson Architecture	Elevations	A05	B	26/10/2009
Midson Architecture	Sections	A06	B	26/10/2009
Midson Architecture	Section Details	A07	B	26/10/2009
Midson Architecture	Section Details	A08	B	26/10/2009
Midson Architecture	Room Elevations	A09	B	26/10/2009
Midson Architecture	Lift Details	A10	B	26/10/2009
Midson Architecture	Ramp A Ramp B Ramp C Details	A11	B	26/10/2009
Midson Architecture	Plan & Elevations Additions/Renovation	A12	B	26/10/2009
Birzulis Associates	Construction Notes	S01	B	19/10/2009
Birzulis Associates	Key Plan	S02	B	19/10/2009
Birzulis Associates	Foundation Plan Sections & Details Area A	S03	B	19/10/2009
Birzulis Associates	Ground Floor Plan Sections & Details Area A	S04	B	19/10/2009
Birzulis Associates	Roof Framing Plan & Elevations Area A	S05	B	19/10/2009
Birzulis Associates	Details Area A	S06	B	19/10/2009
Birzulis Associates	Plans Sections & Details Area B	S07	B	19/10/2009
Birzulis Associates	Lift Plans Sections & Details Area C	S08	B	19/10/2009
Birzulis Associates	Lower & Upper Plans Sections & Details Area D	S09	B	19/10/2009
Birzulis Associates	Plan Area E	S10	B	19/10/2009
Shelmerdines Consulting Engineers	Electrical Services Legend	ES1	B	19/10/2009
Shelmerdines Consulting Engineers	Site Plan	ES2	B	19/10/2009
Shelmerdines Consulting Engineers	New Classroom Block Power & Lighting Layouts	ES3	B	19/10/2009
Shelmerdines Consulting Engineers	Miscellaneous Power & Lighting Layouts	ES4	B	19/10/2009
Shelmerdines Consulting Engineers	Lift A & Lift B Power & Lighting Layouts	ES5	B	19/10/2009
Shelmerdines Consulting Engineers	Single Line Diagrams	ES6	B	19/10/2009
Shelmerdines Consulting Engineers	Details Sheet	ES7	B	19/10/2009
David Buckle & Associates	Hydraulic Services Legend Location Plan & Drawing Schedule	H00	B	20/10/2009
David Buckle & Associates	Hydraulic Services Site Plan	H01	B	20/10/2009
David Buckle & Associates	Hydraulic Services 01 New Classrooms & Access Ramps	H02	B	20/10/2009
David Buckle & Associates	Hydraulic Services 02 New Ramps Access WC & lift 03 New Lift 04&05 New Stores	H03	B	20/10/2009
David Buckle & Associates	Hydraulic Services Detail Sheet	H04	B	20/10/2009

2 Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Midson Architecture	Architectural Specifications			
Shelmerdines Consulting Engineers	Electrical Services Specifications			
Sydney Water	Sydney Water Building Plan Approved			13/10/2009
David Buckle & Associates	Technical Specification			20/10/2009



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NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

OWNER DETAILS

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Address 1977 Pittwater Rd Bayview NSW 2104
Contact Details Phone 9979 5755

COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area Pittwater Council
Decision Made Under SEPP (Infrastructure) 2007
CDC Number 090105 Date issued 10/12/2009

PROPOSAL

Address of Development 1977 Pittwater Rd Bayview NSW 2104
Scope of building works covered by this Notice new classrooms storerooms and accessibility upgrade

PRINCIPAL CERTIFYING AUTHORITY

Certifying Authority Troy Myers
Accreditation Body Building Professionals Board
Registration No BPB 0284

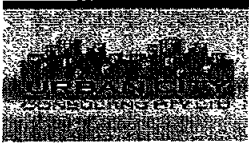
The owner has appointed Troy Myers as the Principal Certifying Authority as stated in the Complying Development Certificate Application lodged with Urban City Consulting for the building works identified in this Notice

I Troy Myers Accredited Certifier of Urban City Consulting located at PO Box 1201 Windsor NSW 2756 accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Complying Development Certificate as stated in this Notice

Dated

10/12/2009


Troy Myers
Principal Certifying Authority



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Windsor NSW 2756
Tel 02 4587 7000
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NOTICE TO APPLICANT OF MANDATORY CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 86(a2)(i) (ii) (iii) b

OWNER DETAILS

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PROPOSAL

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CERTIFICATION DETAILS

Principal Certifying Authority Troy Myers
Accreditation Body Building Professionals Board
Registration No BPB 0284

Please telephone 02 4587 7000 to book a critical stage inspection. A minimum period of 48 hours is to be provided.

I Troy Myers, Urban City Consulting located at PO Box 1201 Windsor NSW 2756 acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.

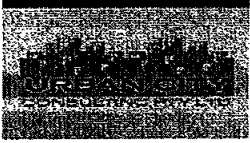
The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(ii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.

Dated 10/12/2009

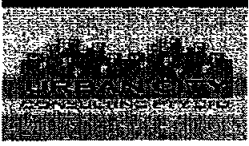

Troy Myers
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**SCHEDULE 1
MANDATORY CRITICAL STAGE INSPECTIONS**

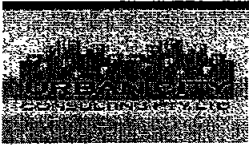
NO	CRITICAL STAGE INSPECTION	INSPECTOR
1	143B Site Inspection	Certifying Authority
2	Pier Inspection	Certifying Authority
3	Stormwater drainage	Certifying Authority
4	Disabled Access	Certifying Authority
5	Compartment and Separation C2	Certifying Authority
6	Final Inspection	Certifying Authority



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**SCHEDULE 2
FIRE SAFETY SCHEDULE**

FIRE SAFETY MEASURES	EXISTING STANDARD OF PERFORMANCE	PROPOSED STANDARD OF PERFORMANCE
Exit signs		BCA E4 5 E4 6 & E4 8 AS/NZS 2293 1-2005
Portable fire extinguishers		BCA E1 6 & AS2444-2001



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NOTICE OF COMMENCEMENT OF BUILDING WORK

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b)(ii) & (b2)(i) & (ii) & (iii) & 86(1)(a)(ii) & (a2)(i) & (ii) & (iii) & (1)(b)

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COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area Pittwater Council
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PROPOSAL

Address of Development 1977 Pittwater Rd Bayview NSW 2104
Scope of building works covered by this Notice new classrooms storerooms and accessibility upgrade

It is intended that work on site is to commence on the 14th December 2009

(A minimum of two days notice shall be given to the Council of the intention to commence the erection of a building)

This Notice is given by
Name Sydney Anglican School Corporation
Address Suite 102-104 9 Gloucester Road Hurstville NSW 2220

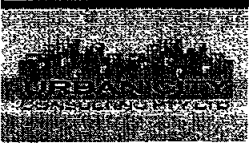
The Principal Certifying Authority appointed for this project is
Accredited Certifier Troy Myers (Urban City Consulting Pty Ltd)
Accreditation Number BPB 0284
Accreditation Body Building Professionals Board
Accreditation Scheme Building Professionals Regulation 2007

I Troy Myers of Urban City Consulting Pty Ltd hereby consent to being appointed as Principal Certifying Authority to said Works

Notice is hereby given that all conditions of consent required to be satisfied prior to the issuing of a construction certificate have been satisfied, and the applicant has been instructed of their obligations prior to commencing works

Signed


Troy Myers
Accredited Certifier



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10 December 2009

Our ref 090105

Sydney Anglican Schools Corporation
C/- Midson Group Pty Ltd
51 Rawson Street
Epping NSW 2121

Dear Sir/Madam

**Re 1977 Pittwater Rd Bayview
Complying Development Certificate No 090105**

Enclosed is a copy of the approved Complying Development Certificate and Stamped Plans for the subject development.

One copy of each has been forwarded directly to Pittwater Council for their records

It is important that you read and understand all of the documentation attached. Prior to works commencing on site the following items and conditions of the Complying Development Consent issued by Urban City Consulting must be satisfied:

- 1 All sedimentation controls are to be installed
- 2 Sanitary accommodation for all building contractors is to be provided
- 3 Install Builders signage in a prominent position

On the 1st of July 2004 the State Government amended the Environmental Planning & Assessment Act and Regulation 2000 to require mandatory inspections being carried out by the Principal Certifying Authority at critical stages of construction.

The critical Stages of construction for this project are:

- a Piers
- b Storm water drainage inspection
- c Disabled Access
- d Compartment & Separation C2
- e Final inspection

Under the Act you are required to notify your building contractor of all Mandatory Inspections that are required to be carried out by Urban City Consulting Pty Ltd during the construction of the development.

A minimum of 48 hours notice is required when requesting that a mandatory inspection to be carried out. When booking an inspection please call our office on (02) 4587 7000 and advise a staff member of the time and type of inspection required.

We look forward to working with you on this project.

Should you need to discuss any issues, please do not hesitate to contact the undersigned on the above numbers.

Yours faithfully,


Troy Myers
Accredited Certifier



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