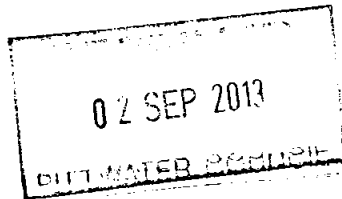




Metro Building Consultancy

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Ref: 13171 Council CDC Letter



27 August 2013

Pittwater Council,
PO Box 882
Mona Vale NSW 1660

Attention: General Manager

Loquat Valley School, 1973 Pittwater Road, Bayview NSW 2104
Registration of a Complying Development Certificate for alterations to classrooms

With regard to the above project please find below details in relation Clause 86 (1) (a1) (i) of the Environmental Planning and Assessment Act 1979 No 203 and please see attached a copy of the Complying Development Certificate as per Clause 85A (11) (b) of the Environmental Planning and Assessment Act 1979 No 203 and Clause 130 (4) of the Environmental Planning and Assessment Regulation 2000.

Name of the Principal Certifying Authority	Sean Moore
Building Professionals Board accreditation number	0764
Principal Certifying Authority telephone number	02 9692 8477

Please also see attached a cheque for \$36 which I believe to be the registration fee. Please send a receipt to the above address quoting this job number 13171.

If you have any question please do not hesitate to contact this office.

Regards

Sean Moore
Metro Building Consultancy

RN! 346 995

Commercial

Complying Development Certificate
Under Section 85 & 85A of the Environmental Planning and Assessment Act 1979

Applicant's details

Title	Mr ☒ Ms ☐ Mrs ☐ Other ☐				
First Name	Bruce	Surname	Litchfield	Position	Capital Works Manager
Company / Organisation Name	Sydney Anglican Schools Corporation				
Address	PO Box 465, Hurstville BC NSW 1481				
Phone No	02 8567 4045	Fax No	02 9570 2220	Mobile No	0448820587
Email	blitchfield@sasc.nsw.edu.au				

Owner's details & consent

Title	Mr ☒ Ms ☐ Mrs ☐ Other ☐				
First Name	Bruce	Surname	Litchfield	Position	Capital Works Manager
Company / Organisation Name	Sydney Anglican Schools Corporation				
Address	PO Box 465, Hurstville BC NSW 1481				
Phone No	02 8567 4045	Fax No	02 9570 2220	Mobile No	0448820587
Email	blitchfield@sasc.nsw.edu.au				

Property details

Property address	Detailed description of the development - Building Work		
Loquat Valley School	Alterations to Tutorial Room T7 and		
1973 Pittwater Road,	Classrooms C9, C10, C11, C12 to extend		
Bayview NSW 2104	onto the existing balconies and the		
	construction of a new Art Room adjacent		
	to Classroom C12.		
Existing BCA Classification	Class 9b	Proposed BCA Classification	Class 9b

Environmental Planning Instrument (EPI) & Development Control Plan (DCP) details

Copy of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The land use zone within which the land is situated **2(a) Residential A**

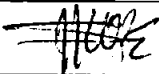
If the land is not zoned under an environmental planning instrument made as provided by section 33A (2) of the Act, the equivalent named land use zone applicable to the land for the purposes of that Policy.

NA

Determination

Date of certificate	27/08/13	Date of lapse of this certificate (+5 years)	27/08/18	Determination of application	Approved
Certificate number	13171CDC01	Building Professional Board accreditation number	0764		

I confirm that the development is complying development and (if carried out in accordance with the documentation accompanying this certificate) will comply with all development standards applicable to the development with such other requirements prescribed by the Environmental Planning and Assessment Act 1979 No 203 and Environmental Planning and Assessment Regulation 2000 concerning the issue of a complying development certificate.

Name of Accredited Certifier	Sean Moore	Signature of Accredited Certifier	
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Fire Safety Schedule

No	Fire Safety Measure	Standard of Performance	Existing Yes / No	Proposed to be modified Yes / No
1.	Fire Blankets	As 2444 (2001)	Yes	No
2.	Fire hydrant systems	AS 2419.1 (1994)	Yes	No
3.	Hose reel systems	AS 2441 (1998)	Yes	No
4.	Portable fire extinguishers	As 2444 (2001)	Yes	No

Attachments to the Complying Development Certificate

No.	Item
1.	Copy of the planning checklist containing a review of the application of the State Environmental Planning Policy (Infrastructure) 2007, a Complying Development Certificate ISEPP, Codes SEPP & EPA review dated 27/08/13.
2.	Copy of the Section 149(2&5) Planning Certificate from Pittwater Council for 1973 Pittwater Road, Bayview NSW 2104 dated 10/06/13.
3.	Copy of the completed Complying Development Certificate application dated 14/06/13.
4.	Copy of a letter from Sydney Anglican Schools Corporation dated 28/03/13 granting consent to the applicant to make the Complying Development Certificate application.
5.	Copy of the Section 129(B) Environmental Planning and Assessment Regulation 2000 pre Complying Development Certificate issue site inspection report.
6.	Copy of the Long Service Levy receipt dated 05/08/13.
7.	Copy of the Annual Fire Safety Statement dated 31/07/12.
8.	Copy of the Structural Sufficiency Certificate prepared by Cantilever Consulting Engineers Pty Ltd dated 10/06/13.
9.	Copy of the colour contrast spreadsheet confirming that the doorways will achieve a 30% contrast to the adjacent surfaces.

Drawings approved with the Complying Development Certificate

Discipline	Prepared by:	Drawing and revision numbers
Architecture	Patton Architects	12133-A02 Site Management Plan issue B dated 17/06/13
Architecture	Patton Architects	12133-A03 Demolition issue B dated 17/06/13
Architecture	Patton Architects	12133-A04 Master Plan issue D dated 16/08/13
Architecture	Patton Architects	12133-A05 RCP issue B dated 11/06/13
Architecture	Patton Architects	12133-A06 Finishes issue B dated 11/06/13
Architecture	Patton Architects	12133-A07 Elevations issue B dated 11/06/13
Architecture	Patton Architects	12133-A08 Internal Elevations issue B dated 11/06/13
Architecture	Patton Architects	12133-A09 Internal Elevations issue B dated 11/06/13
Structural	Cantilever Consulting Engineers	00827-S0-00 Construction Notes revision A 12/05/13
Structural	Cantilever Consulting Engineers	00827-S1-00 Ground Floor Plan revision B 28/05/13
Structural	Cantilever Consulting Engineers	00827-S2-00 Roof Plan revision C 11/06/13

LOQUAT VALLEY SCHOOL APPLICATION OF THE ISEPP

State Environmental Planning Policy (Infrastructure) 2007		MBC Comment
Division 3 Educational establishments		
27 Definitions		
In this Division:		
educational establishment has the same meaning as it has in the Standard Instrument.		
Note.		
The term educational establishment is defined by the Standard Instrument as follows:		
educational establishment means a building or place used for education (including teaching), being:		
(a) a school, or		
(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.		
school has the same meaning as it has in the Standard Instrument.		
Note. The term school is defined by the Standard Instrument as follows:		
school means a government school or non-government school within the meaning of the <u>Education Act 1990</u> .		
Education Act 1990 No 8		
3 Definitions		
(1) In this Act:		
non-government school means a registered non-government school.		
		See Loquat Valley school listed as a registered non-government school on this website. http://www.boardofstudies.nsw.edu.au/non-gov-schools/1.html

LOQUAT VALLEY SCHOOL COMPLYING DEVELOPMENT CERTIFICATE SEPP REVIEW

State Environmental Planning Policy (Infrastructure) 2007	MBC Comment
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 (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 (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 Roads Act 1993 (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). (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: (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 (b) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.	NA
14 Consultation with councils—development with impacts on local heritage (1) This clause applies to development carried out by or on behalf of a public authority if the development: (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 (b) is development that this Policy provides may be carried out without consent. (2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this	NA

State Environmental Planning Policy (Infrastructure) 2007		MBC Comment
clause applies unless the authority or the person has: (a) had an assessment of the impact prepared, and (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 (c) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.		
15 Consultation with councils—development with impacts on flood liable land (1) In this clause, flood liable land 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 Floodplain Development Manual: the management of flood liable land published by the New South Wales Government and as in force from time to time. (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: (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 (b) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.		NA
16 Consultation with public authorities other than councils (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 consent unless the authority or person has: (a) given written notice of the intention to carry out the development to the specified authority in relation to the development, and (b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given. (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: (a) development adjacent to land reserved under the <i>National Parks and Wildlife Act 1974</i> —the Department of Environment and Climate Change, (b) development adjacent to a marine park declared under the <i>Marine Parks Act 1997</i> —the Marine Parks Authority, (c) development adjacent to an aquatic reserve declared under the <i>Fisheries Management Act 1994</i> —the Department of		NA

State Environmental Planning Policy (Infrastructure) 2007	MBC Comment
Environment and Climate Change, (d) development in the foreshore area within the meaning of the <i>Sydney Harbour Foreshore Authority Act 1998</i>—the Sydney Harbour Foreshore Authority, (e) development comprising a fixed or floating structure in or over navigable 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, 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. 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>. (g) development comprising the clearing of native vegetation (within the meaning of the <i>Native Vegetation Act 2003</i>) on land that is not <i>subject land</i> within the meaning of clause 17 of Schedule 7 to the <i>Threatened Species Conservation Act 1995</i>—the Department of Planning and Infrastructure.	
17 Exceptions (1) Clauses 13–16 do not apply with respect to development to the extent that: (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 (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 (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 (d) the development is exempt development or complying development under any environmental planning instrument (including this Policy), or (e) the development comprises emergency works, or (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. (2) In this clause: approval means any licence, permission or any form of authorisation, other than development consent, under any other law.	Note that clauses 13 to 16 above do not apply to Complying Development Certificates issued under this SEPP.

State Environmental Planning Policy (Infrastructure) 2007	MBC Comment
consultation protocol means an arrangement that: (a) is about when and how the parties to the arrangement will consult one another about proposed development, and (b) is recorded in writing, and (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.	
20B General requirements for complying development (1) This clause applies to any development that this Policy provides is complying development. (2) To be complying development, the development must: (a) not be exempt development under this Policy, and (b) be permissible, with consent, in the land use zone in which it is carried out, and (c) meet the relevant provisions of the Building Code of Australia, and (d) before the complying development certificate is issued, have written consent from the relevant roads authority, if required by the Roads Act 1993: (i) for each opening of a public road required by the development, and (ii) to operate or store machinery, materials or waste required by the development on a road or footpath reserve, and (e) if it is the alteration or erection of improvements on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961, have the prior approval of the Mine Subsidence Board, and Note. Information about mine subsidence is information that is a prescribed matter for the purpose of a planning certificate under section 149 (2) of the Act. (f) not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent, and Note. A permit for the removal or pruning of a tree or other vegetation may be granted under a local environmental plan. A development consent for the removal of native vegetation may be granted under the Native Vegetation Act 2003. (g) not be carried out within 1m of any public sewer, if the development comprises the erection of a building, except with	Complies Complies To comply No new road openings proposed. NA NA Condition 31A(3) states that this condition does not apply to existing schools. NA

State Environmental Planning Policy (Infrastructure) 2007	MBC Comment
the written approval of the authority that has management or control of that sewer.	
20C General conditions of complying development certificates	
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.	Please note the conditions to be placed on the Complying Development Certificate
(1) General A complying development certificate for complying development under this Policy is subject to the conditions specified in this clause.	
Note. The regulations made under the Act contain additional conditions of a complying development certificate.	
(2) Conditions applying before works commence A temporary hoarding or 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 for hoardings in Schedule 1. See also the entry for scaffolding, hoardings and temporary construction site fences in the General Exempt Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	
(3) 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.	
(4) 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) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.	
(6) Conditions applying during works Construction or demolition may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no	

State Environmental Planning Policy (Infrastructure) 2007	MBC Comment
construction or demolition is to be carried out at any time on a Sunday or a public holiday.	
(7) Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.	
(8) Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaped.	
(9) Building, or demolition, materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.	
(10) Demolition materials and waste materials must be sorted, and must be disposed of at a waste or resource management facility.	
(11) The work site must be left clear of waste and debris at the completion of the works.	
(12) 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.	
(13) Post-works requirements If:	
(a) the development involves the erection or change of use of a building within a water supply authority's area of operations, and	
(b) the water supply authority requires a certificate of compliance to be obtained with respect to the erection or change of use of the building,	
the building cannot be occupied before such a certificate has been obtained.	
(14) In this clause:	
certificate of compliance , in relation to a water supply authority, means a certificate of compliance issued by the water supply authority under the Act under which the water supply authority is constituted.	
water supply authority means:	
(a) the Sydney Water Corporation, the Hunter Water Corporation or a water supply authority within the meaning of the Water Management Act 2000, or	
(b) a council or county council exercising water supply, sewerage or stormwater drainage functions under Division 2 of Part 3 of Chapter 6 of the Local Government Act 1993	

State Environmental Planning Policy (Infrastructure) 2007		MBC Comment
28 Development permitted with consent		
(1) Development for the purpose of educational establishments may be carried out by any person with consent on land in a prescribed zone.		
(1A), (1B) (Repealed)		
(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.		
(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,		
(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.		
(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.		
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 consists of the construction of, or alterations or additions to, any of the following:		
(i) a library or an administration building,		NA
(ii) a gym, indoor sporting facility or hall,		NA
(iii) a classroom, lecture theatre, laboratory, trade or training facility,		To comply
(iv) a tuckshop, cafeteria, bookshop or child care facility to provide for students or staff (or both),		NA
(v) a hall with an associated covered outdoor learning area or tuck shop,		NA
(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,		NA
(vii) a car park, and		NA

State Environmental Planning Policy (Infrastructure) 2007		MBC Comment
(b) it complies with this clause and clause 20B (General requirements for complying development).		To comply
(1A) (Repealed)		
(2) 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 an alteration or addition referred to in subclause (1) that is carried out for the purpose of a change of use to another use specified in that subclause, and		NA
(b) it complies with this clause and clause 20B (General requirements for complying development).		To comply
(3) Clause 20B (2) (f) does not apply in relation to development carried out under this clause.		Noted
(4) The following are the development standards for complying development under this clause:		
(a) Building height standard. The building height of a building must not exceed 12m.		The building height is not being increased.
(b) Side and rear setback standard. A building must be located at least 5m from any side or rear boundary of the land.		New openings are set back 5m from the side & rear boundary.
(c) Materials standard. Any new external walls or roof of a building must be constructed of non-reflective material.		See note on drawings
(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 School Facilities Standards—Design Standard—Version 1/09/2006.		NA
(e) Overshadowing standard. A building must not overshadow any adjoining residential property so that:		
(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		The building height is not being increased.
(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 access to the principal private open space of the adjoining property is already below the minimum level).		The building height is not being increased.
31C Complying development certificates—additional conditions		

State Environmental Planning Policy (Infrastructure) 2007		MBC Comment
A complying development certificate for development that is complying development under this Division is subject to the following conditions (in addition to the conditions set out in clause 20C):		
(a) (Repealed)		
(b) any demolition work must be carried out in accordance with AS 2601—2001 The Demolition of Structures, published by Standards Australia on 13 September 2001,		To comply
(c) (Repealed)		
(d) any removal or lopping of vegetation must be carried out in accordance with State government publication School Facilities Standards—Landscape Standard—Version 22 (March 2002),		To comply
(e) development must be carried out in accordance with all relevant requirements of the Blue Book,		To comply
(f) the person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the intention to commence the works to the owner or occupier of any dwelling that is situated within 20m of the lot on which the works will be carried out.		To comply
(g)–(i) (Repealed)		

LOQUAT VALLEY SCHOOL COMPLYING DEVELOPMENT CERTIFICATE CODES SEPP
REVIEW

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	MBC Comment
1.17A Requirements for complying development for all environmental planning instruments To be complying development for the purposes of any environmental planning instrument, the development must not: be development for which development consent cannot be granted except with the concurrence of a person other than: the consent authority, or the Director-General of the Department of Environment, Climate Change and Water as referred to in section 79B (3) of the Act, or be on land that is critical habitat, or be on land that is, or is part of, a wilderness area (within the meaning of the <u>Wilderness Act 1987</u>), or be on land that comprises, or on which there is, an item of environmental heritage: that is subject to an interim heritage order under the <u>Heritage Act 1977</u>, or that is listed on the State Heritage Register under that Act, or that is identified as such an item in an environmental planning instrument, or be on land that is within an environmentally sensitive area.	The Department of Planning advises that this clause applies to Complying Development Certificates issued under the ISEPP. The S149 Certificates do not identify any heritage items on the site.

LOQUAT VALLEY SCHOOL COMPLYING DEVELOPMENT CERTIFICATE EPA REVIEW

CONDITIONS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT LEGISLATION	MBC Comment
Environmental Planning and Assessment Act 1979 No 203	
85A Process for obtaining complying development certificates (9) In determining the application, the council or the accredited certifier must impose a condition that is required to be imposed under Division 6 in relation to the complying development.	See CI 94EC
94EC Contributions plans—complying development (1) In relation to an application made to an accredited certifier for a complying development certificate, a contributions plan: (a) is to specify whether or not the accredited certifier must, if a complying development certificate is issued, impose a condition under section 94 or 94A, and (b) can only authorise the imposition by an accredited certifier of a condition under section 94 that requires the payment of a monetary contribution, and (c) must specify the amount of the monetary contribution or levy that an accredited certifier must so impose or the precise method by which the amount is to be determined. (1A) The imposition of a condition by an accredited certifier as authorised by a contributions plan is subject to compliance with any directions given under section 94E (1) (a), (b) or (d) with which a council would be required to comply if issuing the complying development certificate concerned. (2) This section does not limit anything for which a contributions plan may make provision in relation to a consent authority.	The S149 Certificates do not identify any relevant contribution plan.
Environmental Planning and Assessment Regulation 2000	

CONDITIONS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT LEGISLATION		MBC Comment
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 109R 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).	To comply	
136E Development involving bonded asbestos material and friable asbestos material (1) A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions: (a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 318 of the <i>Occupational Health and Safety Regulation 2001</i> . (b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences, (c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable	To comply	

CONDITIONS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT LEGISLATION		MBC Comment
asbestos material is to be delivered. (2) This clause applies only to a complying development certificate issued after the commencement of this clause. (3) In this clause, <i>bonded asbestos material</i>, <i>bonded asbestos removal work</i>, <i>friable asbestos material</i> and <i>friable asbestos removal work</i> have the same meanings as in clause 317 of the <i>Occupational Health and Safety Regulation 2001</i>. Note 1. Under clause 317 removal work refers to work in which the bonded asbestos material or friable asbestos material is removed, repaired or disturbed. Note 2. The effect of subclause (1) (a) is that the development will be a workplace to which the <i>Occupational Health and Safety Regulation 2001</i> applies while removal work involving bonded asbestos material or friable asbestos material is being undertaken. Note 3. Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Department of Environment, Climate Change and Water. Note 4. Demolition undertaken in relation to complying development under the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> must be carried out in accordance with Australian Standard AS 2601—2001, <i>Demolition of structures</i>.		
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.		To comply

PITTWATER COUNCIL

Section 149 Pt 2 & 5 Planning Certificate
Environmental Planning & Assessment Act, 1979

Applicant: BELINDA PATTON
114 SUTHERLAND ROAD
JANNALI NSW 2226

Cert. No: e149/13/0328
Cert. Date: 10/06/2013
Fee: \$133.00
Property No: 73714

Your Reference:

Address of Property: 1973 PITTWATER ROAD
BAYVIEW NSW 2104

Description of Property: Lot 1 DP 304830

Strata Unit Details (if applicable):

County: Cumberland **Parish:** Narrabeen

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 Pitwater Local Environmental Plan 1993, is a reference to that instrument, as amended.

Pitwater Council ABN 61 340 837 871

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MONA VALE NSW

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Certificate No: e149/13/0328 Date:10/06/2013

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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. 2(a) (RESIDENTIAL "A")

1. Without development consent

Nil.

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; caravan parks; commercial premises; generating works; group buildings; helipads; heliports; industries; institutions; junk yards; liquid fuel depots; mines; motels; motor showrooms; places of assembly; recreation areas; recreation establishments; refreshment rooms; residential flat buildings; retail plant nurseries; sawmills; service stations; shops; stock and sale yards; transport terminals; 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.

WITHIN A FORESHORE SCENIC PROTECTION AREA

Note: In addition to the controls contained in Pitwater Local Environmental Plan 1993, clause 29 of the Environmental Planning & Assessment (Kings and Transitional) Regulation 1994 sets out further circumstances where development consent will be required for particular development. These circumstances may include development that does not require consent under Pitwater Local Environmental Plan 1993. A copy of clause 29 is attached and marked with the letter 'A'.

DUAL OCCUPANCY MAP
WITHIN AREA 2 FOR DUAL OCCUPANCY DEVELOPMENT - (see clauses 21C, 21F, 21H)

MULTI-UNIT HOUSING MAP

FLAT MAP

SECONDARY DWELLINGS MAP
WITHIN THE SECONDARY DWELLINGS AREA - (see clauses 21P, 21Q, 21R)

Identified as coloured red on the "Pitwater Local Environment Plan 1993 (Amendment No 58) - 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 Pitwater 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 Pitwater Local Environmental Plan 1993 is inapplicable to the land the subject of this certificate.

FURTHER PLANNING CONTROLS
EPMA Regulations 2000
Schedule 4 Clause 2 (e) (f) (g) (h)

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

The erection of a dwelling house on the land is not prohibited because of development standard relating to the minimum area on which a dwelling house may be erected. In relation to development standards prescribing minimum areas for other types of development, please refer to Pitwater Local Environmental Plan 1993.

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 "PROPOSED LOCAL ENVIRONMENTAL PLANS".

CLAUSES FROM PITWATER LOCAL ENVIRONMENTAL PLAN 1993

The following clauses, extracted from Pitwater 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 Pitwater Local Environmental Plan 1993 and the Environmental Planning and Assessment Model Provisions 1980 as published in the New South Wales Government Gazette.

6. Model Provisions

(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), 8, 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) DELETED
- (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".

10. Restrictions on certain development

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.

16. **Dwelling-houses in Zone No. 2(a), 2(b) or 2(e)**

A person shall not erect a dwelling-house on an allotment of land within Zone No 2(a), 2(b) or 2(e) unless that allotment was lawfully created.

DIVISION 3 - Group buildings and residential flat buildings

18. **Provision of services**

The council shall not grant consent to the erection of a group building or residential flat building on any land within Zone No. 2(a), 2(b) or 2(e) unless it is satisfied that, at the time of completion of the building, a reticulated sewerage system will be available to the land on which the building will be erected.

19. **Group buildings in Zone No. 2(a), 2(b) or 2(e)**

- (1) Except as provided by this clause, the erection of a group building on land within Zone No. 2(a), 2(b) or 2(e) is prohibited.
- (2) A group building may be erected on land within Zone No. 2(a), 2(b) or 2(e) only in an area shown edged heavy black and identified by the symbols "GB", "2" or "3" on the Flat Map.
- (3) A group building may be erected on all lots (excepting Lots 1 and 26) in DP 270121, being land between Waratah and Park Streets, Mona Vale, despite subclause (2).

20. **Residential flat buildings in Zone No. 2(a) or 2(b)**

- (1) Except as provided by this clause, the erection of a residential flat building on land within Zone No. 2(a) or 2(b) is prohibited.
- (2) A two storey residential flat building may be erected on land within Zone No. 2(a) or 2(b) only in an area shown edged heavy black and identified by the symbol "2" or "3" on the Flat Map.
- (3) A three storey residential flat building may be erected on land within Zone No. 2(a) or 2(b) only in an area shown edged heavy black and identified by the symbol "3" on the Flat Map.
- (4) A development application that was made but not fully determined before the commencement of Pittwater Local Environmental Plan 1993 (Amendment No. 29) shall be determined under this plan as in force immediately prior to the commencement of Pittwater Local Environmental Plan 1993 (Amendment No. 29).

DIVISION 3A - Dual occupancy development

21C. **Attached dwellings permitted in Areas 2 and 3**

Despite any other provision of this plan, a person may, with the consent of the council, on land within Area 2 or 3 as shown on the Dual Occupancy Map:

- (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.

21F. **Dual occupancy subdivision**

- (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).

21H. Standards for dual occupancy development in Areas 2 and 3

(1) The Council must not grant its consent to dual occupancy development on land within Area 2 or 3 as shown on the Dual Occupancy Map (other than on land within Zone No. 1(a), 1(a1), 1(b) or 1(c)) unless it is satisfied that the development complies with each of the development standards specified in the following table:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Area description and type of development	Minimum lot/ subdivision size	Maximum floor space ratio	Maximum site coverage	Maximum height	Minimum carparking
Area 2 - attached dwellings	400m ² per dwelling (and 800m ² per site)	0.3:1	40%	8.5m	2 car spaces per dwelling
Area 3 - attached dwellings	300m ² per dwelling (and 600m ² per site)	0.4:1	50%	8.5m	2 car spaces per dwelling
Area 3 (south of Mona Vale Road) - detached dwellings	400m ² per dwelling (and 800m ² per site)	0.4:1	50%	8.5m for one dwelling and 3.6m for the other dwelling	2 car spaces per dwelling

21N. Multi-unit housing in Zone No 2(a) or 2(b)

- (1) Except as provided by this clause, the erection of multi-unit housing on land within Zone No. 2(a) or 2(b) is prohibited.
- (2) Despite any other provision of this plan, multi-unit housing (except shop-top housing) may be erected with the consent of the Council on land within Zone No. 2(a) or 2(b) only in an area shown edged heavy black and identified by the symbols "MUH" on the multi-unit housing map.
- (3) Multi-unit housing referred to in subclause (2) shall not be erected at a density exceeding 1 dwelling per 200 square metres of site area.

DIVISION 3C - Secondary Dwellings

21P. Aims

The aims of this Division are:

- (a) to encourage a greater diversity of housing types and wider housing choice in appropriate locations with adequate physical and social infrastructure, and
- (b) to provide additional opportunities for more compact and affordable forms of housing with minimal environmental impact, and
- (c) to improve utilisation of building stock and infrastructure.

21Q. Definitions

In this Division:

secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the **principal dwelling**), and
- (b) is on the same lot of land (not being an individual lot in a strata plan or community title scheme) as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

secondary dwellings map means the map marked "Pittwater Local Environmental Plan 1993 (Amendment No 58)- Secondary Dwellings Map", as amended by the maps (or, if any sheets of maps are specified, by the specified sheets of the maps) marked as follows:

Pittwater Local Environmental Plan 1993 (Amendment No 58)

21R. Secondary dwellings in Zone No 2 (a), 2 (b), 2 (e) or 2 (f)

- (1) Except as provided by this clause, the erection of secondary dwellings on land within Zone No 2 (a), 2 (b), 2 (e) or 2 (f) is prohibited.
- (2) A secondary dwelling may be erected with the consent of the council on land within Zone No 2 (a), 2 (b), 2 (e) or 2 (f) only in an area shown coloured red on the secondary dwellings map.
- (3) The total floor area of the secondary dwelling (excluding any area used for parking) must not exceed whichever of the following is greater:
 - (a) 60 square metres,
 - (b) 20% of the total floor area of both the self-contained dwelling and the principal dwelling.
- (4) The council must not grant its consent for the carrying out of development for the purpose of a secondary dwelling unless it is satisfied that the development will not have an adverse effect of any significance on:

- (a) the protection of rare and endangered flora and fauna species and the protection of habitats for native flora and fauna, or
- (b) the protection of wildlife corridors and vegetation links with nearby bushland, or
- (c) the protection of bushland as a natural stabiliser of the soil surface and the protection of existing landforms such as natural drainage lines and watercourses, or
- (d) the protection of bushland for scenic values and the retention of the unique visual identity of the landscape, or
- (e) the retention of tree canopy and the protection of the visual amenity of the area, including its visual amenity when viewed from other residences, from the water, and from any public place, or
- (f) Aboriginal sites.

DIVISION 7 - Land within Zone No. 9(a), 9(b), 9(c) or 9(d)

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

- (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

29. Acquisition of land zoned for reservation

- (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.

DIVISION 8 - Conservation

Preservation of trees or vegetation.

33.

- (1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.
- (2) This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by the Council.

Note. A development control plan may prescribe the trees or other vegetation to which this clause applies by reference to species, size, location or other manner.

- (3) A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:

- (a) development consent, or
- (b) a permit granted by the Council.

- (4) The refusal by the Council to grant a permit to a person who has duly applied for the grant of the permit is taken for the purposes of the Act to be a refusal by the Council to grant consent for the carrying out of the activity for which a permit was sought.

- (5) This clause does not apply to a tree or other vegetation that the Council is satisfied is dying or dead and is not required as the habitat of native fauna (within the meaning of the standard instrument prescribed by the Standard Instrument (Local Environmental Plans) Order 2006).

- (6) This clause does not apply to a tree or other vegetation that the Council is satisfied is a risk to human life or property.

(7) A permit under this clause cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation:

- (a) that is or forms part of a heritage item or that is within a heritage conservation area, or
- (b) that is or forms part of an Aboriginal object or that is within a place of Aboriginal heritage significance, unless the Council is satisfied that the proposed activity:
- (c) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, place of Aboriginal heritage significance or heritage conservation area, and
- (d) would not adversely affect the heritage significance of the heritage item, Aboriginal object, place of Aboriginal heritage significance or heritage conservation area.

Note. As a consequence of this subclause, the activities concerned will require development consent. The heritage provisions of clause 32 will be applicable to any such consent.

(8) This clause does not apply to or in respect of:

- (a) the clearing of native vegetation (within the meaning of the Native Vegetation Act 2003):
 - (i) that is authorised by a development consent or property vegetation plan under the Native Vegetation Act 2003, or
 - (ii) that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or
- (b) the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the Native Vegetation Act 2003) that is authorised by a development consent under the provisions of the Native Vegetation Conservation Act 1997 as continued in force by that clause, or
- (c) trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the Forestry Act 1916, or
- (d) action required or authorised to be done by or under the Electricity Supply Act 1995, the Roads Act 1993 or the Surveying and Spatial Information Act 2002, or
- (e) plants declared to be noxious weeds under the Noxious Weeds Act 1993.

DIVISION 9 - Other land uses and miscellaneous

39. **Suspension of covenants, etc.**

- (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.

40. Restriction on excavation

Where, immediately before 27 June 1951, any land within Zone No. 2(a) or 2(b) was used for the purpose of winning extractive materials, no excavation for that purpose shall be made, opened or extended within 15 metres of adjoining land which is within Zone No. 2(a) or 2(b) and was not, immediately prior to 27 June 1951, in the same ownership.

46. Provision of adequate water and sewerage services

The council shall not grant consent to the carrying out of development in accordance with this plan unless it is satisfied that adequate provision has been made for the supply of water.

48. Outdoor advertising

(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.

DIVISION 10 - Exempt and complying development

55. Exempt and complying development

- (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 Pittwater Local Environmental Plan 2013

The purpose of this plan is to replace Pittwater Local Environmental Plan 1993 (as amended).

PROPOSED PITTWATER LOCAL ENVIRONMENTAL PLAN 2013 ZONING AND LAND USE

EP&A Regulations 2000
Schedule 4 Clause 2

The following information identifies the proposed 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 proposed zones affecting the land as identified on the maps to which Draft Pittwater Local Environmental Plan 2013 applies.

PROPOSED PITTWATER LOCAL ENVIRONMENTAL PLAN 2013 LAND ZONING MAP

EP&A Regulations 2000
Schedule 4 Clause 2 (a) (b) (c) (d)

Zone R2 Low Density Residential

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Places of

public worship; Respite day care centres; Roads; Secondary dwellings; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

PROPOSED PITTWATER LOCAL ENVIRONMENTAL PLAN 2013 HERITAGE MAP

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

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 Development Control Plan

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 4.12.81)

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. 62 - Sustainable Aquaculture
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 - (Housing for Seniors or People With a Disability) 2004 (gazetted 28.07.2007)
SEPP - Building Sustainability Index: BASIX (gazetted 1.7.2004)
SEPP - (Major Development) 2005 (gazetted 25.05.2005)
SEPP - (Mining, Petroleum Production & Extractive Industries) 2007 (gazetted 16.02.2007)
SEPP - (Temporary Structures) 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 alters 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.

ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

EP&A Regulations 2000
Schedule 4 Clause 2A

Note: Where no information has been provided under the heading "ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006", then such information is inapplicable to the land the subject of this certificate.

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.

RURAL HOUSING CODE

Complying development under the Rural Housing Code may not be carried out on the land - unless complying development is carried out on the part of the lot to which clause 1.19 of SEPP(Exempt & Complying Development Codes) 2008 does not apply.

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.

HOUSING ALTERATIONS CODE

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

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code may be carried out on the land.

GENERAL COMMERCIAL AND INDUSTRIAL CODE

Complying development under the Commercial & Industrial Code may be carried out on the land.

SUBDIVISION CODE

Complying development under the Subdivision Code may be carried out on the land.

DEMOLITION CODE

Complying development under the Demolition Code may be carried out on the land.

Note: State Environmental Planning Policy (Exempt and Complying Development Codes) 2006 ("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(7), 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 Services, Technology and Administration that the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

EP&A Regulations 2000
Schedule 4 Clause 4A

- 1) Council is not aware of any order made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works to the land the subject of this certificate, or on public land adjacent to that land.
- 2) Council has not been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works have been placed on the land subject of this certificate, or on public land adjacent to that land.

ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

EP&A Regulations 2000
Schedule 4 Clause 4B

Council is not aware of any charges under section 496B of the Local Government Act 1993 for coastal protection services levied upon land the subject of this certificate.

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) The land is affected by road widening or road realignment under Pittwater Local Environmental Plan 1993.
- (c) The land is not affected by any road widening or road realignment under any resolution of Council.

Further to clause (b) above, the land is not affected by any road widening or road realignment under Draft Pittwater Local Environmental Plan 2013.

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.

Geotechnical Risk (Landslide Hazard)

The Council has adopted by resolution, on 20.07.2009, a policy that has the effect of restricting development of the land (subject to satisfying the policy) because of the potential impact from geotechnical hazards. The policy is entitled "Geotechnical Risk Management Policy for Pittwater - 2009". A copy of the current policy can be obtained from Council.

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 Sulphate 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 Pittwater Local Environmental Plan 1993 which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

This land is not affected by any provisions within Draft Pittwater Local Environmental Plan 2013 that would provide for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The following clause is an extract from Pittwater Local Environmental Plan 1993.

DIVISION 7 - Land within Zone No. 9(a), 9(b), 9(c) or 9(d)

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

- (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

The following clause is an extract from Pittwater Local Environmental Plan 1993.

29. Acquisition of land zoned for reservation

(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.

BIODIVERSITY CERTIFIED LAND
EP&A Regulations 2000
Schedule 4 Clause 9A

Note: Where no information has been provided under the heading "BIODIVERSITY CERTIFIED LAND", then such information is inapplicable to the land the subject of this certificate.

BIOBANKING AGREEMENTS
EP&A Regulations 2000
Schedule 4 Clause 10

Note: Where no information has been provided under the heading "BIOBANKING AGREEMENTS", then Council is unaware of any such agreement applying to the land the subject of this certificate.

BUSH FIRE PRONE LAND
EP&A Regulations 2000
Schedule 4 Clause 11

This land the subject of this certificate is not 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

Certificate No: e149/13/0328 Date:10/06/2013

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 applicable to the land the subject of this certificate.

OTHER RELEVANT MATTERS PROVIDED UNDER SECTION 149 (5)

The following advice is provided in good faith under Section 149 (5) of the Environmental Planning and Assessment Act, 1979 and the Council shall not incur any liability in respect of any such advice.

COMPANY TITLE SUBDIVISION

Clause 10 of the Pittwater Local Environmental Plan 1993 provides that land may not be subdivided except with the consent of the Council. **This includes subdivision by way of company title schemes.** Persons considering purchasing property in the Pittwater local government area the subject of a company title scheme are advised to check that the land has been subdivided with the consent of the Council.

Dual Occupancy Development

Dual occupancy development is permitted with the consent of Council on land within "Area 2" or "Area 3" on the Pittwater Dual Occupancy Map. The land the subject of this certificate falls within "Area 2" of that Map. A copy of the Pittwater Dual Occupancy Map may be viewed at the Council.

On 9 February 1996, amendments to *Pittwater Local Environmental Plan 1993* commenced. The effect of these amendments was to prohibit any future subdivision of dual occupancy development. **This includes subdivision by way of company title schemes.** Persons considering purchasing dual occupancy dwellings in the Pittwater local government area are advised to check that any subdivision of the property was lawfully made.

TREE PRESERVATION AND MANAGEMENT ORDER

The land is affected by a Tree Preservation and Management Order.

COUNCIL RESOLUTION TO AMEND ENVIRONMENTAL PLANNING INSTRUMENT

The following instrument or resolution of Council, if any, proposes to vary the provisions of an Environmental Planning Instrument (other than as referred to in the Certificate under Section 149 (2)).

ADDITIONAL INFORMATION

Additional information, if any, relating to the land the subject of this certificate:

Certificate No: e149/13/0328 Date:10/06/2013

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
under amended EP&A Act 1979

- 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 council,
- including 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 exempted from the requirement for approval under the unamended LG Act 1993:
- (i) by the Local Government (Amendment) 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 work,
- being 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) Building unless the requirements of Division 4 of Part 1 of Chapter 1 of the unamended LG Act 1993 have been complied with.
- (5) The requirements relating to the notification of proposed development consent 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 zoning or 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 for purposes other 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.

Commercial

Complying Development Certificate Application Form

Under Section 85 & 85A of the Environmental Planning and Assessment Act 1979

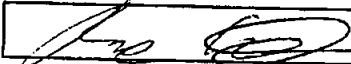
Applicant's details (The applicant must be owner of the property or have the owner's consent to make the application.)

Title	Mr ☒ Ms ☐ Mrs ☐ Other ☐			
First Name	Bruce	Surname	Litchfield	
Position	Capital Works Manager			
Company / Organisation Name	Sydney Anglican Schools Corporation			
Address	PO Box 465 Hurstville BC NSW 1401			
Phone No	02 8567 4045	Fax No	02 9570 2220	
Mobile No	0448820587	Email	blitchfield@educ.sasc.nsw.gov.au	
Signature			Date	14.6.2013

Owner's details & consent (To be completed by each owner)

Title	Mr ☒ Ms ☐ Mrs ☐ Other ☐		
First Name	Bruce	Surname	Litchfield
Position	Capital Works Manager		
Company / Organisation Name	Sydney Anglican Schools Corporation		
Address	PO Box 465, Hurstville BC NSW 1481		
Phone No	02 8567 4045	Fax No	02 9570 2220
Mobile No	0448820587	Email	blitchfield@sasc.nsw.edu.au

Owner's statement - I / we confirm that I am / we are the owner(s) of the land and that I / we consent to the making of the application for a Complying Development Certificate by the applicant. (Where the owner's consent is granted by a company or person representing the owner's provide proof of authority.)

Signature		Date	14.6.2013	Stamp	
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Office Use	Date of receipt	14/6/13	Received by:	SEAN MACK
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Property details

Property address

Loquat Valley School
1977 Pittwater Rd,
Bayview NSW 2104

Lot Number	1
DP / SP Number	304830
Vol / Fol	
Existing BCA Classification	Class 9b

Detailed description of the development - Building Work

Alterations to Tutorial Room T7 and Classrooms C9, C10, C11, C12 to extend onto the existing balconies and the construction of a new Art Room adjacent to Classroom C12.
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Estimated cost of works incl. GST	\$440,000
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Proposed BCA Classification	Class 9b
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For each proposed new building

No. of storeys (incl underground storeys) in the building	NA	The gross floor area of the building (m ²)	NA	The gross site area of the land (m ²)	NA
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The estimated area (if any), of bonded asbestos material or friable asbestos material that will be disturbed, repaired or removed in carrying out the development (m ²)	NIL
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Environmental Planning Instrument (EPI) & Development Control Plan (DCP) details

State Environmental Planning Policy (Infrastructure) 2007

The land use zone within which the land is situated	2(a) RESIDENTIAL A
---	--------------------

If the land is not zoned under an environmental planning instrument made as provided by section 33A (2) of the Act, the equivalent named land use zone applicable to the land for the purposes of that Policy.	N/A.
--	------

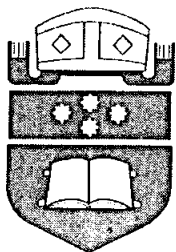
Principal contractor's details

Name	T&A	Contact person	
------	-----	----------------	--

Checklist of information required to accompany the application

Included?
Y/N

4 hard copies of the site plan and sketch of the development incl. plans, elevations and sections	
4 electronic copies (4 disks) of the specifications	
The most recent Annual Fire Safety Statement for an existing building	
List of the proposed fire safety measures for the building	
A copy of any existing fire safety alternative solution for the building.	



SYDNEY ANGLICAN SCHOOLS CORPORATION

ABN 63 544 529 806
Level 1, 420 Forest Road, Hurstville NSW 2220 | PO Box 465, Hurstville BC NSW 1481
Tel: 02 8567 4000 | Fax: 02 9570 2220 | Web: www.sasc.nsw.edu.au

28th March 2013

Pittwater Council
1 Park Street
MONA VALE NSW 2103

To Whom it May Concern:

RE: Development Application for Loquat Valley School

This letter is to confirm that as Chief Operating Officer of the Sydney Anglican Schools Corporation, I hereby authorize, under delegation, Bruce Litchfield, the Capital Works Manager for the Sydney Anglican Schools Corporation, to lodge a Development Application on our behalf for Loquat Valley School.

I also give permission for Council authorised personnel to enter the site for the purpose of inspections.

Yours sincerely

John Chalmers
Chief Operating Officer
Under Power of Attorney 4613

Serving Christ by equipping students for His world

Record of Inspection

Under Section 129B and 129C of the Environmental Planning and Assessment Regulations 2000

Date of the application for the Complying Development Certificate 14/06/13

Address of the property where the inspection was carried out Loquat Valley School, 1973 Pittwater Road, Bayview NSW 2104

Type of inspection Pre Complying Development Certificate issue Section 129B Environmental Planning and Assessment Regulation 2000 inspection

The date on which the inspection was carried out. 21/03/13

If the inspection was carried out by a council, the name of the council and the identity and signature of the individual who carried out the inspection on behalf of the council. NA

If the inspection was carried out by an accredited certifier, the identity of the accredited certifier, including, in a case where the accredited certifier is an accredited body corporate, the identity of the individual who carried out the inspection on behalf of the body corporate. Sean Moore

If the inspection was carried out by an accredited certifier, the accreditation number of the accredited certifier, including, in a case where the accredited certifier is an accredited body corporate, the accreditation number of the individual who carried out the inspection on behalf of the body corporate. Building Professionals Board accreditation number 0764

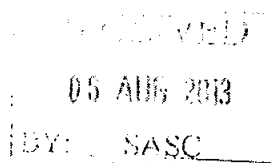
Details of the current fire safety measures in the existing buildings on the site that will be affected by the proposed development concerned

No	Fire Safety Measure	Standard of Performance	Proposed to be modified Yes / No
1.	Fire Blankets	As 2444 (2001)	No
2.	Fire hydrant systems	AS 2419.1 (1994)	No
3.	Hose reel systems	AS 2441 (1998)	No
4.	Portable fire extinguishers	As 2444 (2001)	No

Details as to whether or not the plans and specifications accompanying the application for the complying development certificate adequately and accurately depict the existing site conditions The plans submitted adequately and accurately depict the existing site conditions

Details of any features of the site, or of any building on the site, that would result in the proposed development the subject of the application for the complying development certificate (i) not being complying development (ii) not complying with the Building Code of Australia No feature of the site would result in the proposed development not being complying development or not complying with the Building Code of Australia

5 August 2013



Long Service Corporation
Level 1
19-21 Watt Street
Gosford NSW 2250
Locked Bag 3000
Central Coast MC NSW 2252
Tel: 13 14 41
Fax: (02) 9287 5685
Email: info@longservice.nsw.gov.au
www.longservice.nsw.gov.au
ABN 93 646 090 608

SYDNEY ANGLICAN SCHOOLS CORPORATION
PO BOX 465
HURSTVILLE NSW 1481

Levy Receipt

Receipt No.

00143484

Received from: (Name of person or organisation paying for levy)

SYDNEY ANGLICAN SCHOOLS CORPORATION

the amount of

\$1,859.00

Payment details:

Cheque 000040 \$1,859.00 CAPSTONE FINANCE LIMITED

being payment for Long Service Levy as detailed below

Levy Payment Form number	0327591
Council/Department/Authority	PITTWATER COUNCIL
D.A. Number	N0080/13
Work address	1973 PITTWATER RD BAYVIEW NSW 2104
Estimated value of work	\$531,356.00
Levy payable (No exemption)	\$1,859.00
Total levy paid	\$1,859.00
Credit Card Surcharge (non-refundable)	\$0.00
Total Amount Paid	\$1,859.00

Signed: (Signature of authorised person)

Dylan Rowe

Date

5.8.13



Annual Fire Safety Statement

Issued under Part 9 of The Environment Planning and Assessment Regulation 2000

Type of Certificate	☒ Annual	☐ Supplementary
Annual Statement	NameI, Glenn Sampson Addressof Celsius Fire Services Pty Ltd, 1/70 Gibbes Street, Chatswood, NSW 2067 Certify that: (a) each of the essential fire safety measures specified in this statement has been assessed by a properly qualified person and was found when it was assessed, to be capable of performing: (i) in the case of an essential fire safety measure applicable otherwise by virtue of a fire safety schedule, to a standard no less than specified in the schedule, or (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that which the measure was originally designed and implemented, and (b) the building has been inspected by a properly qualified person and was found when inspected, to be in a condition that did not disclose any grounds for a prosecution under division 7 and (c) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.	
Identification of building	Street Suburb Number/name	Pittwater Road Bayview 1977 – Loquat Valley School
Date of Assessment	Date this	27 th day of July 2012
Owners details	Name Address	Loquat Valley School 1977 Pittwater Road, Bayview NSW
Essential Fire Safety Measures	Existing Measure	Standard of Performance
	Fire Blankets	AS 2444 (2001)
	Fire Hydrant System	AS 2419.1 (1994)
	Fire Hose Reel Systems	AS 2441 (1998)
	Portable Fire Extinguishers	AS 2444 (2001)
Date of Certificate	Dated this31st day of July 2012	
Signature	Owner/Agent	
A copy of this certificate together with the relevant fire safety schedule must be forwarded to the Council and the Commissioner of the New South Wales Fire Brigades. A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.		



10 June 2013

Sydney Anglican Schools Corporation
C/- Patton Architects
114 Sutherland Road
JANNALI NSW 2226
Att: Belinda Patton

Loquat Valley Anglican School - alterations and additions - structural sufficiency certificate

Dear Bruce,

We, Cantilever Consulting Engineers Pty Ltd, are professional structural engineers in accordance with the meaning within the Building Code of Australia. I am a properly qualified person with appropriate insurance and experience. My qualifications and accreditations are listed below.

The proposed alterations and additions are shown on the drawings produced by Patton Architects that indicate alteration and additions.

We certify that we have prepared the structural engineering of the alterations and additions at Loquat Valley Anglican School as shown on the drawings, 00827 - S0.00, S1.00, & S2.00 in accordance with the following SAA Codes of Practice:

- AS 1684 Residential Timber Framed Construction Code
- AS 1720 Timber Structures Code
- AS 4100 Steel Structures Code

and the structure shown within the site boundary, would be sufficient to carry the relevant loads specified in AS 1170 Parts 0, 1, 2, 3 & 4 SAA Structural Design Actions.

Sincerely,

**Damian Hadley, Director, BAsc(Hons), CPEng, MIE(Aust), NPER
Cantilever Consulting Engineers Pty Ltd**

Our reference: 00827.C2C001

Relevant qualifications and accreditations:
Name of Certifier:
Company:
Address:
Phone Number:

BAsc(Hons), MIE(Aust), CPEng, NPER
Damian Hadley
Cantilever Consulting Engineers Pty Ltd
Suite 206 / 3 Gladstone Street, NEWTOWN NSW 2042
(02) 9565 4292

Colour Contrast Calculation (for Lab measurement, not on-site measurement)

Job. No.

- 1. Obtain LRV (Light Reflectance Value) from Dulux website <http://www.dulux.com.au/specifier/colour/colour-atlas>
- 2. Input the values in the table below to calculate luminance contrast between colours
- 3. Refer to AS1428.1 Appendix B for further details

$C = 125 \times (Y2 - Y1) / (Y1 + Y2 + 25)$

Bowman-Sapolinski equation

	LVR	Colour Name	Colour Code	Remarks
Darker Colour LRV (Y1)	43	Golden Rod	P11H8	
Lighter Colour LRV (Y2)	88	White on White	PCW F8	
Luminance Contrast	36			

Less than 30% luminance contrast ie non compliance

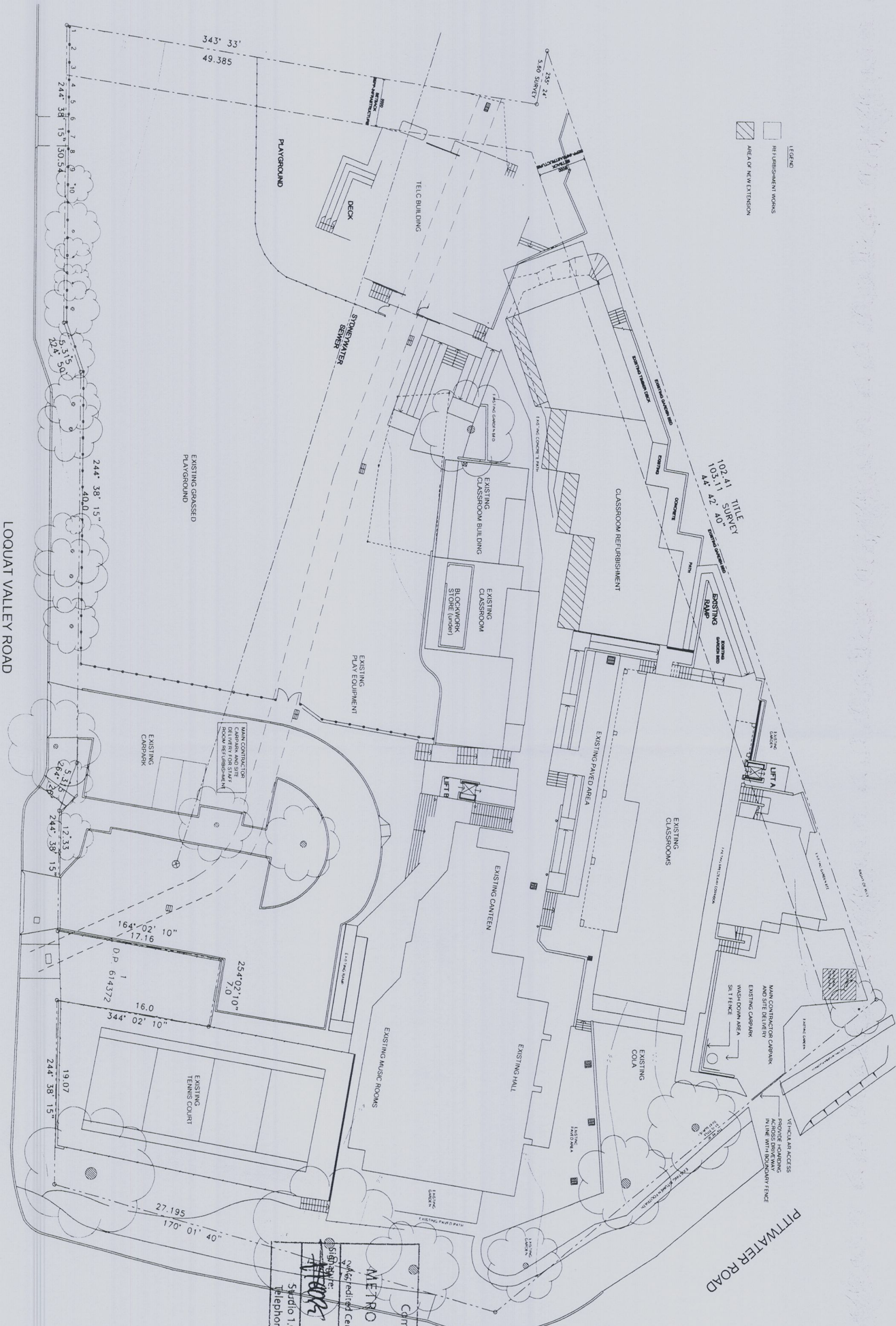
© Copyright Dary Design Pty Ltd trading as Patton Architects
Reproduction of this drawing is prohibited without the consent
of Patton Architects
THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS
AND ALL DIMENSIONS SHOULD BE REPORTED TO THE
ARCHITECT FOR INSPECTION

Complying Development Certificate Approved documentation	
METRO BUILDING CONSULTANCY	
V64510101 Certified Sean Moore - BPB Accreditation No: 07164	
Site No: 13/11001	Date: 27/01/13
Studio 1.05, 55 Bowman St, Pyrmont NSW 2009 Telephone: (02) 9692 8477 Fax: (02) 9209 4955	

B	CDC ISSUE	17.06.13
A	TENDER ISSUE	11.06.13
Issue	Amendment	Date

PATTON ARCHITECTS
ABN 35 073 116 013
Nominated Architect: Baird Patton
Arch Reg No 6341
114 SUTHERLAND ROAD, JANNAL NSW 2226
EVAL post@pattonarchitects.com.au
PROJECT
PROPOSED ADDITION TO EXISTING STAFF ROOM
197 PITTWATER RD, BAYVIEW

Drawing SITE MANAGEMENT PLAN			
Date	Scale	Drawn By	
11.06.13	1:200	BP	
Job No	Dwg No	Issue	
12133	A02	CDC	

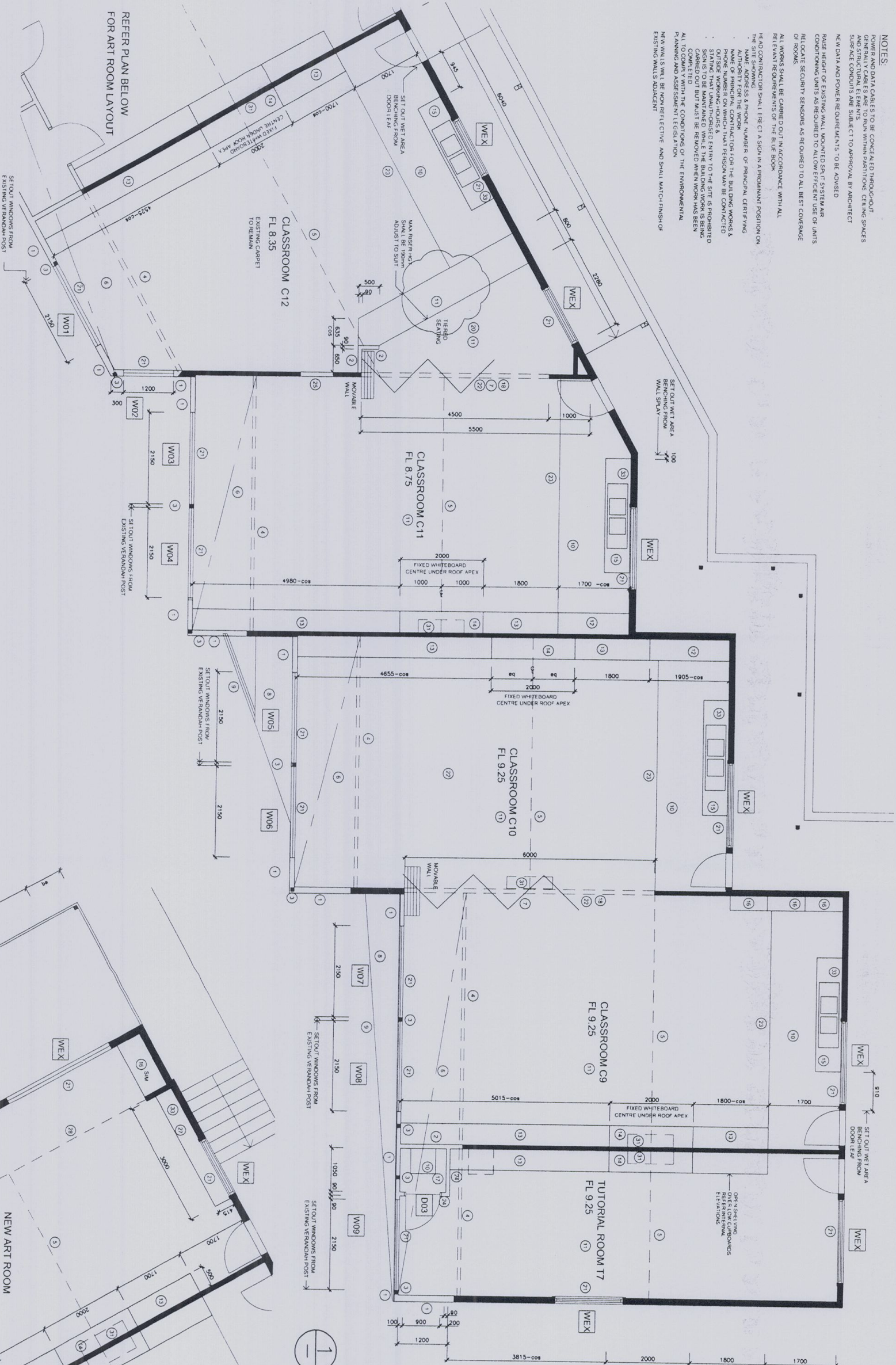


1 SITE MANAGEMENT PLAN
SCALE 1:200

CDC ISSUE

NOTES

1. ALL NEW DATA SHALL BE TO BE CONCEALED THROUGHOUT GENERAL DATA ELEMENTS ON WALL PARTITIONS, CEILING SPACES AND STRUCTURAL ELEMENTS SUBJECT TO APPROVAL BY ARCHITECT
2. NEW DATA AND POWER REQUIREMENTS TO BE ADVISED
3. BASE HEIGHT OF EXISTING WALL MOUNTED SPOT LIGHTING AND CONDITIONING UNITS AS REQUIRED TO ALLOW EFFICIENT USE OF UNITS OF ROOMS
4. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT REQUIREMENTS OF THE BUILDING ACT
5. ALL CONSTRUCTION SHALL BE CT A SIGN IN A PROMINENT POSITION ON THE SITE SHOWING THE NAME, ADDRESS & PHONE NUMBER OF PRINCIPAL CERTIFYING AUTHORITY FOR THE WORK
6. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT REQUIREMENTS OF THE BUILDING ACT
7. OUTSIDE WORKING HOURS & ACCESS TO THE SITE IS PREPARED CARRIED OUT BUT MUST BE REMOVED WHEN WORK HAS BEEN PLANNING AND ASSESSMENT LEGISLATION
8. ALL TO COMPLY WITH THE CONDITIONS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT LEGISLATION
9. NEW WALLS WILL BE NON REFLECTIVE AND SHALL MATCH FINISH OF EXISTING WALLS ADJACENT

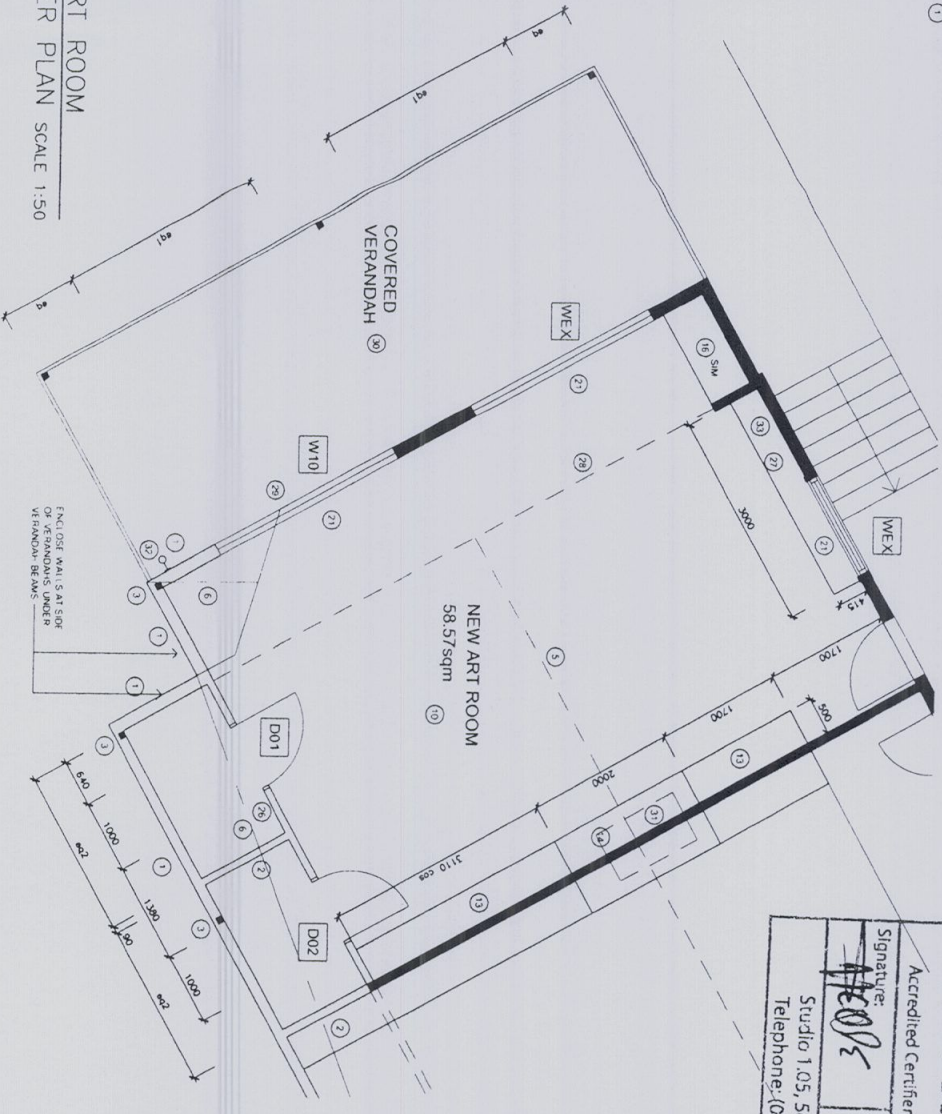


REFER PLAN BELOW
FOR ART ROOM LAYOUT

LEGEND

1. NEW THICKER STUD WALL LINE INTERNAL FACE WITH PLASTERBOARD & INSTAL TIMBER SHIRTING AT TO MATCH EXISTING STUD WALLS TO MATCH EXISTING STUD WALLS UNDER STUD BOTTOM PART TO DEPTH OF JOIST TO FINISH FLOOR STRUCTURE TO MATCH EXISTING STUD WALLS NEW THICKER STUD PARTITION LINE BOTH SIDES WITH SQUARE SET WORKING TO NEW PARTITION
2. EXISTING POSTS BUILT IN TO NEW PARTITION
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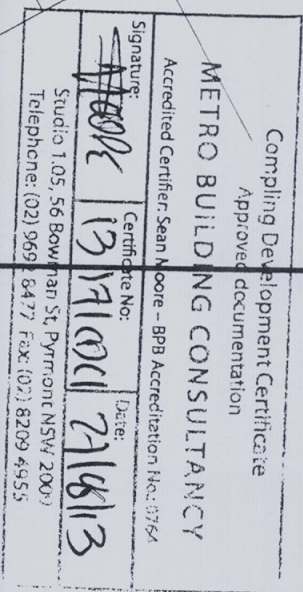
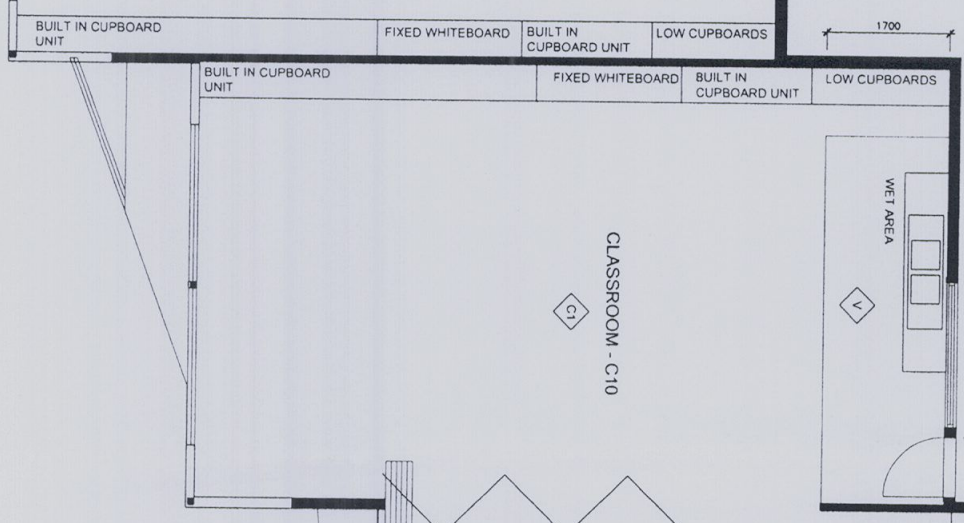
2 NEW ART ROOM
MASTER PLAN SCALE 1:50



1 MASTER PLAN
SCALE 1:50 Approved documentation
METRO BUILDING CONSULTANCY
Accredited Certifier: Sean Moore - BPB Accreditation No. 0764
Signature: [Signature]
Certificate No: 131910001
Date: 27/01/13
Studio 1.05, 56 Bowman St, Pyrmont NSW 2009
Telephone: (02) 9692 8477 Fax: (02) 8709 4955

PATTON ARCHITECTS ABN 35 075 116 013 Nominated Architect: Bruno Patton Arch Reg No: 6341 111 SUTHERLAND ROAD, JERRARD VIC 3206 TEL: (03) 9488 3119 EMAIL: patton@pattonarchitects.com.au				Project 4 REDEVELOPMENT OF CLASSROOMS AT LOUDON VALLEY ANGLICAN SCHOOL AT 1977 FITZWATER ROAD, BAYVIEW FOR SASC				Drawing CLASSROOM MASTER PLAN			
Date	Scale	Drawn By		Date	Scale	Drawn By		Date	Scale	Drawn By	
15.04.13	1:500 A1	BP		15.04.13	1:500 A1	BP		15.04.13	1:500 A1	BP	
12.13.33	A04	D		12.13.33	A04	D		12.13.33	A04	D	

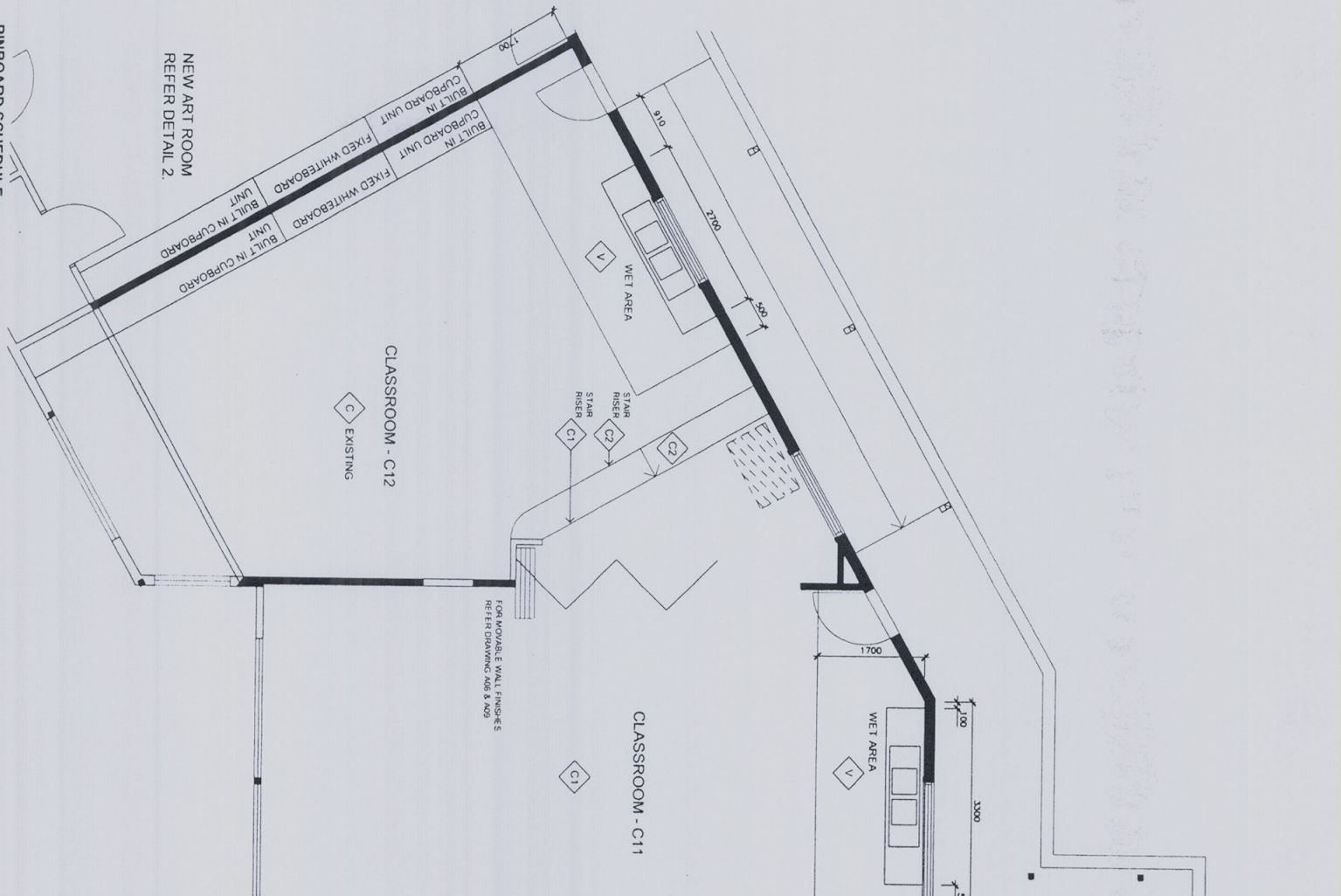
PATTON ARCHITECTS	
ABN 35 075 116 013 Nominated Architect: Bannino Patton Arch Reg No. 6341	
114 SUTHERLAND ROAD JANNALI NSW 2236 CMA, TELEPHONE 02 9588 3789 CMA, post@banninopattonarchitects.com.au	
Project STAGE 4 REFURBISHMENT OF CLASSROOMS, AT LOQUAT VALLEY ANGLICAN SCHOOL, AT 1977 PITWATER ROAD, BAYVIEW FOR SASC	Drawing FINISHES PLAN & FINISHES SCHEDULE
Date 15.04.13	Scale 1:5000A1
Job No 12133	Dwg No A07
	Drawn By BSP
	Issue CDC



FOR JOINERY AND WET AREA FINISHES AND FITTINGS REFER DRAWING A10 DETAILS.

MANUFACTURER:	ARMSTRONG
RANGE:	ACCOLADE PLUS
COLOUR:	CAPPUCINO
TYPE:	VINYL SKIRTING
MANUFACTURED:	ARMSTRONG

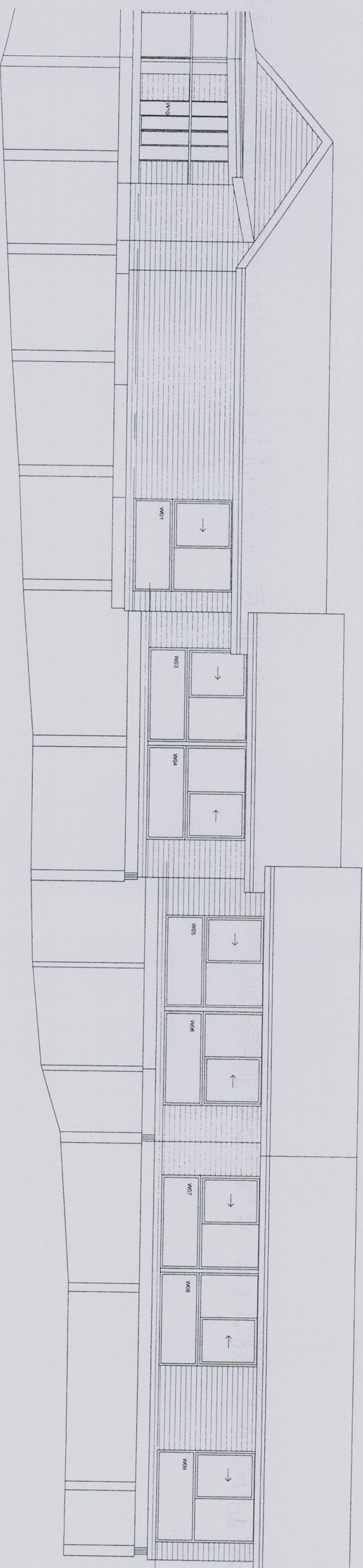
COLOUR: SIMBA
SIZE: REFER INTERNAL ELEVATIONS
COMMENT: MOUNT ON BACKING BOARD & TRIM WITH ALUMINIUM EXTRUSION TO ALL EXPOSED EDGES



CDC ISSUE

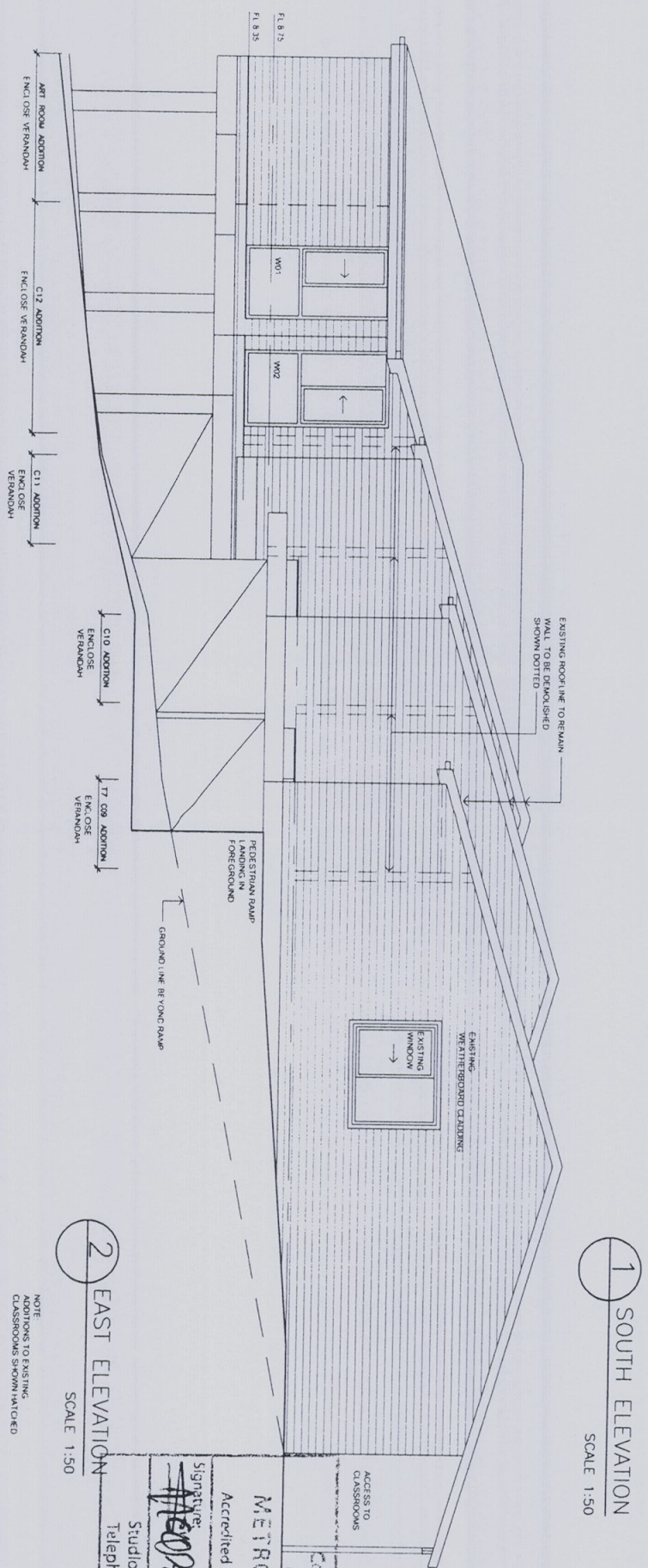
M

PLAN SCALE 1:50



DOOR HARDWARE SCHEDULE

W1-ALTIMIO CL3				W1-ALTIMIO CL3			
HEAT	2225mm cas	WIDTH	2785mm cas	HEAT	2225mm cas	WIDTH	2785mm cas
THICK	40mm nom	HANDING	SLIDING	THICK	40mm nom	HANDING	SLIDING
C/C#		DESCRIPTION		C/C#		DESCRIPTION	
1A10703885		100%25mm BEARING INNER	304SSS	1A10703885		100%25mm BEARING INNER	304SSS
3075555555		PERIMETER ADJUSTE CLASSROOM C/L		3075555555		PERIMETER ADJUSTE CLASSROOM C/L	
C/C# 50		TEMPERATURE OVAL CONSTRUCTION C/L		C/C# 50		TEMPERATURE OVAL CONSTRUCTION C/L	
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4A7025		LEVER ON ROSE SET ISS		4A7025		LEVER ON ROSE SET ISS	
5A7025		ROUND ESCUTCHION OVAL C/L		5A7025		ROUND ESCUTCHION OVAL C/L	
6A7025		PERIMETER SEAL - ADJUST SLOPE SEAL		6A7025		PERIMETER SEAL - ADJUST SLOPE SEAL	
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100A7025				100A7025			



1 SOUTH ELEVATION

2 EAST ELEVATION

Completing Environmental Certificate 14.25 Approved documentation	
METRO BUILDING CONSULTANCY	
Accredited Certifier See in Moore - BPB Accreditation No: 0764	
Signature: 	Ce fficate No: 131910001
Date: 27/8/13	
Studio 1.05, 56 Bowman St, Pyrmont NSW 2009 Telephone: (02) 9652 8477 Fax: (02) 8205 4355	

Issue	Amendment	Date
B	CDC ISSUE	11.06.13
A	TENDER ISSUE	11.06.13

PATTON ARCHITECTS

ARN 35 075 116 013
Nominated Architect: Belinda Pottion
Arch Reg No. 6341

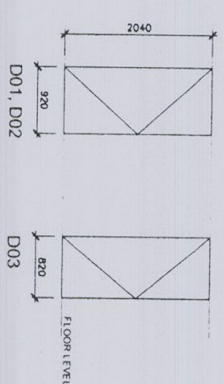
114 SUTHERLAND ROAD JANNALI NSW 2226
TELEPHONE 02 9589 3719
EMAIL: post@pottionarchitects.com.au

Project
Stage 4
REFURBISHMENT OF CLASSROOMS AT
LOQUAT VALLEY ANGLICAN SCHOOL A
1977 PITTLATER ROAD, BAYVIEW
FOR SASC

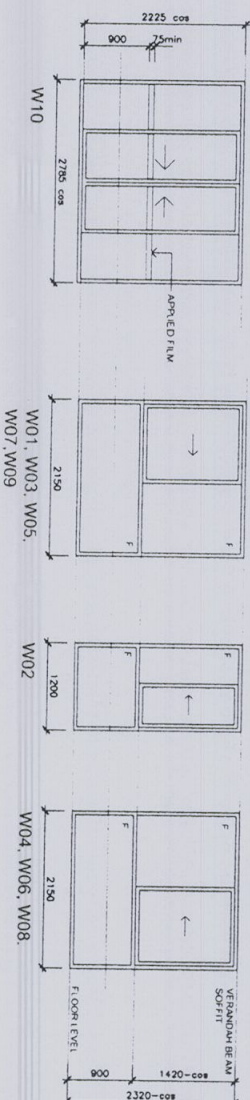
CDC ISSUE

Date	Scale	Drawn By
15-04-13	1.5000AT	BP
Job No	Dwg No	Issue
12133	A07	CDC

2 DOOR SCHEDULE



WINDOW SCHEDULE



) SOUTH ELEVATION

2 EAST ELEVATION

Completing Environmental Certificate 14.25 Approved documentation	
METRO BUILDING CONSULTANCY	
Accredited Certifier See in Moore - BPB Accreditation No: 0764	
Signature: 	Ce fficate No: 131910001
Date: 27/8/13	
Studio 1.05, 56 Bowman St, Pyrmont NSW 2009 Telephone: (02) 9652 8477 Fax: (02) 8205 4355	

Issue	Amendment	Date
B	CDC ISSUE	11.06.13
A	TENDER ISSUE	11.06.13

PATTON ARCHITECTS

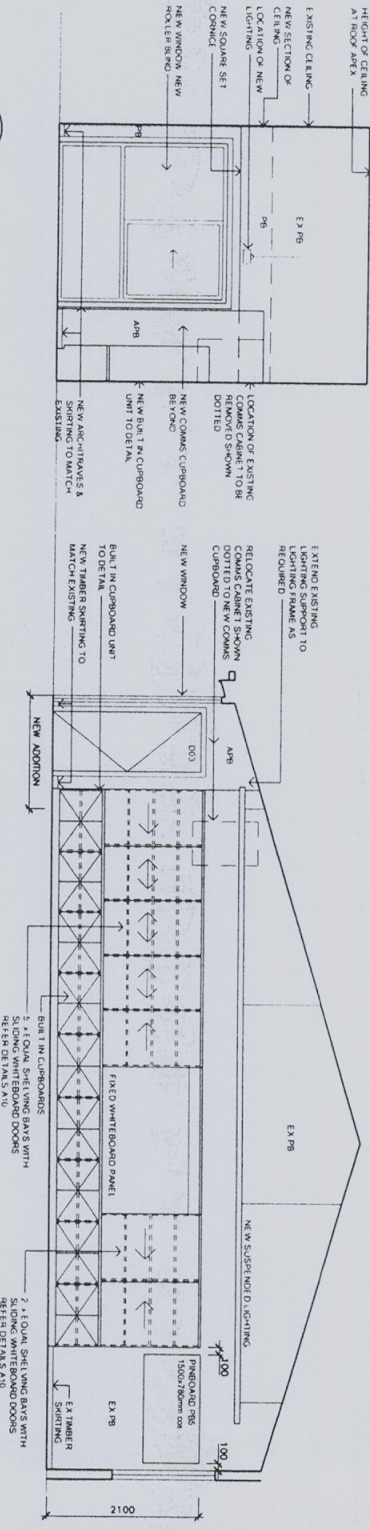
ARN 35 075 116 013
Nominated Architect: Belinda Pottion
Arch Reg No. 6341

114 SUTHERLAND ROAD JANNALI NSW 2226
TELEPHONE 02 9589 3719
EMAIL: post@pottionarchitects.com.au

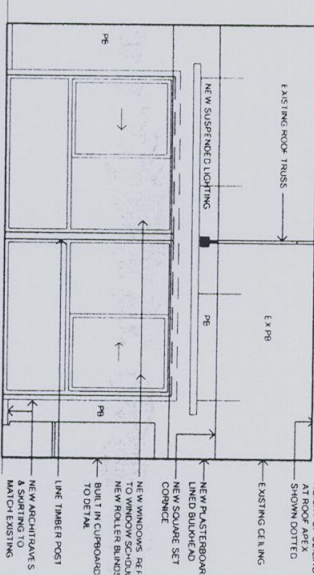
Project
Stage 4
REFURBISHMENT OF CLASSROOMS AT
LOQUAT VALLEY ANGLICAN SCHOOL A
1977 PITTLATER ROAD, BAYVIEW
FOR SASC

CDC ISSUE

Date	Scale	Drawn By
15-04-13	1.5000AT	BP
Job No	Dwg No	Issue
12133	A07	CDC



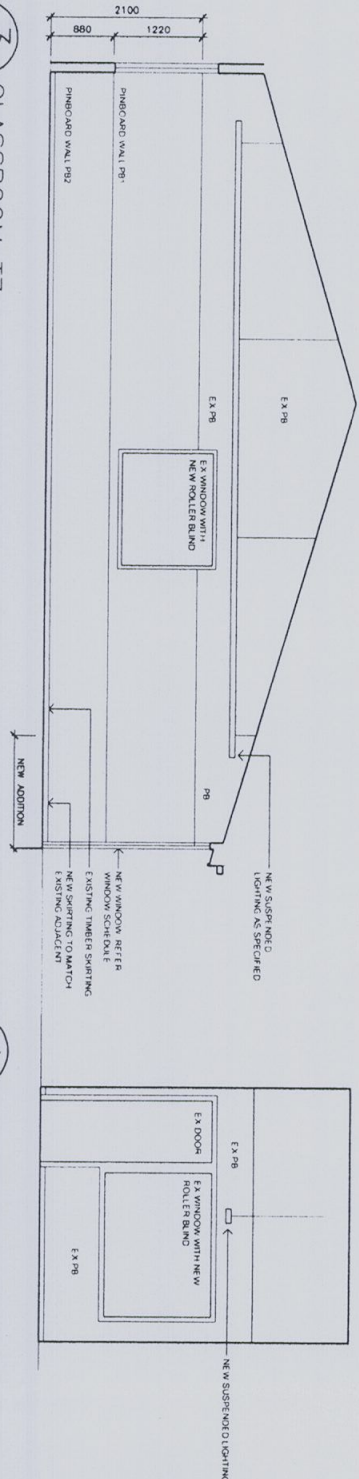
- NOTES:
1. REFER TO FINISHES PLAN FOR ALL FINISHES.
 2. ALL NEW CORNICES ARE SQUARE SET TO MATCH EXISTING.
- LEGEND:
- EX PB EXISTING PLASTERBOARD LINING
 - PB1 NEW PLASTERBOARD LINING
 - PB2 PINBOARD TYPE 1
 - PB3 PINBOARD TYPE 2
 - PB4 PINBOARD TYPE 4



1 CLASSROOM T7
— SOUTH ELEVATION SCALE 1:50

2 CLASSROOM T7
— WEST ELEVATION SCALE 1:50

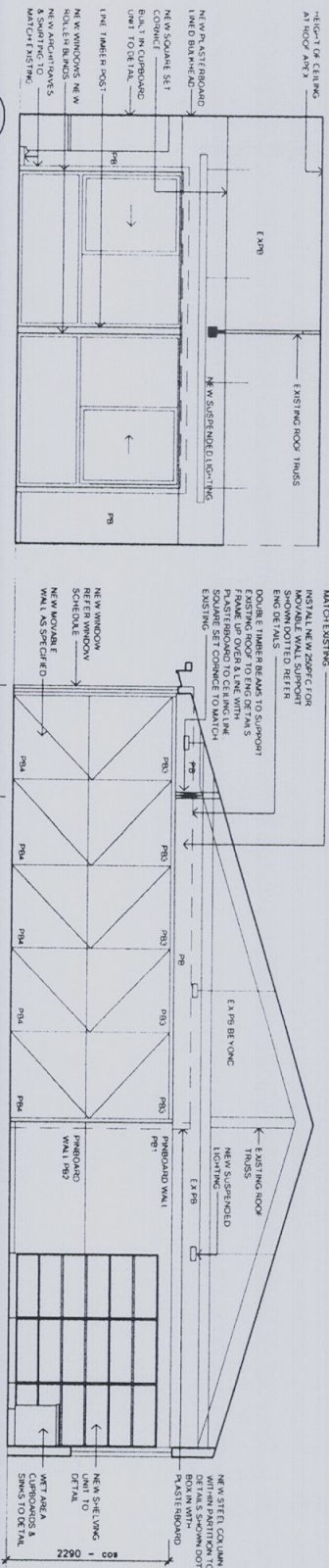
9 CLASSROOM C10
— SOUTH ELEVATION SCALE 1:50



3 CLASSROOM T7
— EAST ELEVATION SCALE 1:50

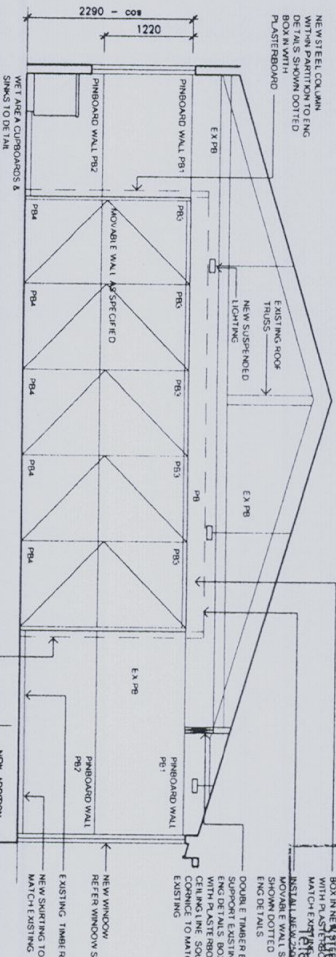
4 CLASSROOM T7
— NORTH ELEVATION SCALE 1:50

10 CLASSROOM C10
— WEST ELEVATION SCALE 1:50

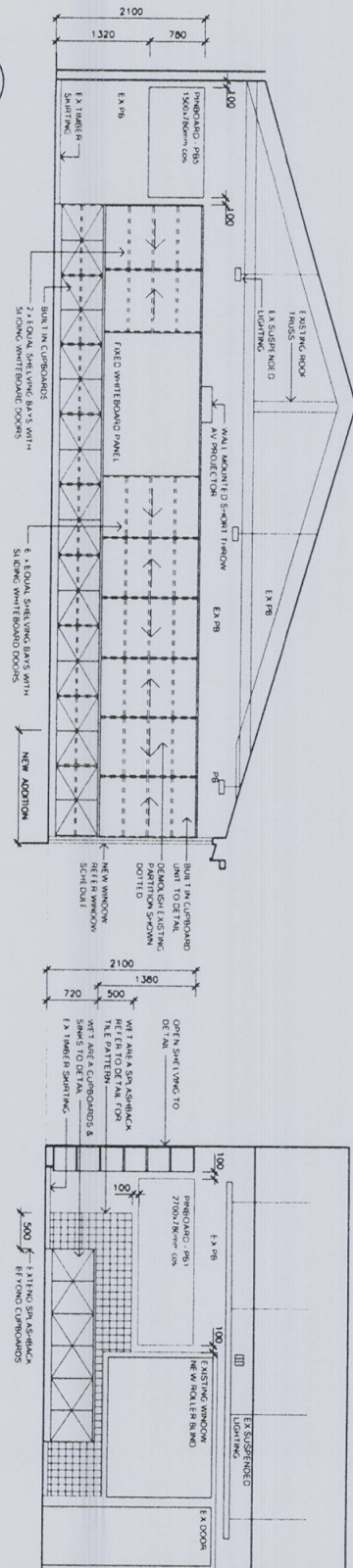


5 CLASSROOM C9
— SOUTH ELEVATION SCALE 1:50

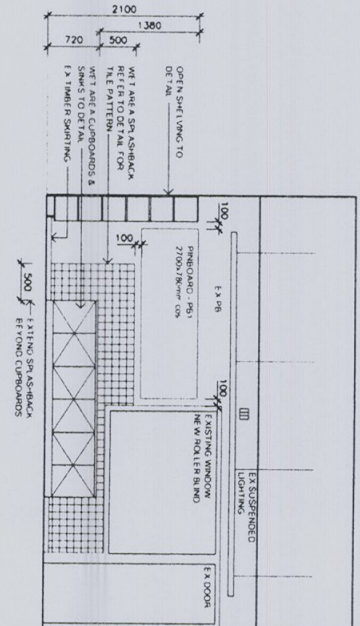
6 CLASSROOM C9
— WEST ELEVATION SCALE 1:50



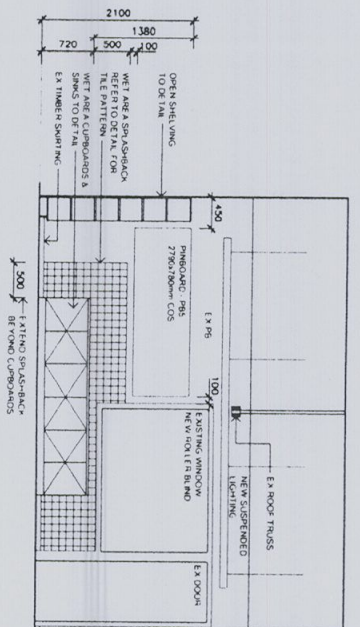
11 CLASSROOM C10
— EAST ELEVATION SCALE 1:50



7 CLASSROOM C9
— EAST ELEVATION SCALE 1:50



8 CLASSROOM C9
— NORTH ELEVATION SCALE 1:50



12 CLASSROOM C10
— NORTH ELEVATION SCALE 1:50

CDC ISSUE

PATTON ARCHITECTS			
ABN 35 075 116 011			
Nominated Architect: Brenda Patton			
Arch Reg No 6341			
114 SANDERSON ROAD JANNAMART 2278			
TEL: 08 9488 3719			
EMAIL: patton@pattonarchitects.com.au			
Project 4			
REBURNISHMENT OF CLASSROOMS AT			
1977 PITWATER ROAD, BAYVIEW			
FOR SASC			
Drawing			
CLASSROOMS T7, C9, C10			
— INTERNAL ELEVATIONS			
Date	Scale	Drawn By	
15.04.13	1:50/BA1	BP	
Job No	Dwg No	Issue	
12133	A08	CDC	

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Development Certificate
Approved documentation

Accredited Certifier Sean Moore - BPA Accreditation No. 0764

Signature: Date: 21/08/13

Certificate No: 1314001121/08/13

56 Bowman St, Pyrmont NSW 2009
(02) 9692 8477 Fax: (02) 8209 4955

TENDER ISSUE
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

THE FOLLOWING SAFETY INFORMATION RELATES TO THE STOCK LOCAL FOR THE BUILDING REFERRED TO THE CURRENT ADVERTISED CONTRACTOR CONSULTANTS AND OTHER PARTIES FOR THE SAFETY INFORMATION RELATING TO THE WORK

- COMPOSITE STEEL BEAMS
- FRAMING
- LIFTING AND PLACING IN OF HEAVY ELEMENTS
- CONSTRUCTION OF HEAVY PILES
- USE OF HAZARDOUS MATERIALS
- USE OF HEAVY DUTY CRANES
- EXCAVATION IN DIFFICULT AREA

STUDY ON THE EFFECTS OF THE INCREASED USE OF THE STATION AND THE RELEVANCE OF THE STATION IN THE ENVIRONMENT.

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THE SE. DEANIES INDICATE THE COMPLETED STRUCTURE AND DO NOT REQUIRE A WORK METHOD. THE DEFECTION OF A SAFE METHOD REMAINS THE RESPONSIBILITY OF THE BUILDER.

69 WE REQUEST REFERENCE TO THE SPECIFICATION (CONCRETE WITH THE
REQUIREMENTS OF NATURAL BUILDING SPECIFICATION AS A MINIMUM UNLESS
MODIFIED BY THE CONTRACT DOCUMENT)

Abbreviations Used Generally	
U NG	UNLESS NOTED OTHERWISE
TYPE	TYPICALLY
N S C P	NOT SHOWN ON PLAIN
N S G E	NOT SHOWN ON ELEVATION
710	INDICATES SCALE OR BAND THINNESS VARIATION

CLASSROOM	30 m ²
MINING TOOLS	
WINDMILL	4 km/s
RECON	A
TECHNICAL TRAINING	3

CLASSROOM	30 m ²
MINING TOOLS	
WINDMILL	4 km/s
RECON	A
TECHNICAL TRAINING	3

ON THE ORDER OF ABUNDANCE WITH THE PROCEEDING SPECIFIED IN AS58.9

ON SUCH TROUSERS SHALL BE BY A QUALIFIED STRUCTURAL ENGINEER EXPRESSED IN WRITTEN SHOP DRAWINGS OF TROUSERS, THAT THEY WILL BE NECESSARY INFORMATION FOR THE KING THE STRENGTH OF TROUSERS

[illegible]

54 ALL CONNECTION PLATES TO BE 10mm THICK UNCO
55 FULLY TENSIONED TO 450N AS A PROTECTION WITH
CONCRETE SLAB AT ITS LEFT END (NOTED)

EXTRINAT/EXPOSED STEEL WORK
ABRASIVE BLAST CLEAN TO A567 & CLASS 75
WARRANTY: 10 YEAR, 100% PROTECTION

HOT DIPPED GALVANEZED 60kg/m²
INTERNAL OVERHEAD STEEL WORK
HAND OR TOOL CLEAN TO A5.67 & CLASS 1
PROVIDE TIG WELD OR A ZINC RICH SPRAY SUCH AS
DUX 2P™ IN ALL JOINTS WITH HAND APPLIED COATINGS

10 DISTANCE BETWEEN TUBES OF FASTENERS AND THE MINIMUM
DISTANCE SMALL CORNER WITH 45.00

11 PROTECT HORN DOG IS TO CURBS ADJACENT TO BEADING AND POWERS TO
CONJUGATE BEAT SLUG

REPORT IT SHOULD BE BEADING TO THE TOP OF THE CURB OF THE BEATING

Copying Development Certificate Approved documentation	
METRO BUILDING CONSULTANCY	
Accredited Certifier: Sean Moore - BRB Accreditation No. 0764	
Signature: 	Certificate No: 13A1C0C1
Date: 27/10/13	Strudio 1.05, 56 Bowman St, Pyrmont NSW 2009 Telephone: (02) 9692 8477 Fax: (02) 8209 4955

A	ISSUED FOR TENDR	12/05/12	
DATA	TYPE VERSION	DATE	TIME
Architect			

PATTON ARCHITECTS

BELINDA PATTON

E-MAIL: post@patonarchitects.com.au

PROJECT

LOQUAT VALLEY ANGLICAN SCHOOL
1977 PITTWATER ROAD
BAVVIEW N.S.W. 2104

SYDNEY ANGLICAN SCHOOLS CORP.

CANTILEVER

Table 1

CONSTRUCTION NOTES

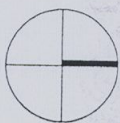
STRUCTURAL DRAWING

ENGINEER	DRAWN	DATE	SCALE
D.H.	M.E.	MAY 13	N/A
JOB NUMBER	DRAWING NUMBER	REVISION	
00827	50.00	A	

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ENGINEER PRIOR TO CONSTRUCTION

TENDER ISSUE
NOT FOR CONSTRUCTION



Compling Development Certificate

Approved documentation

MEIRO BUILDING CONSULTANCY

Accredited Certifier: Sean Moore – BPB Accreditation No.: 0764

Signature: _____ Certificate No: _____ Date: _____

Signature: _____ Certificate No: _____ Date: _____

13171001	2718113
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Studio 1.05, 56 Bowman St, Pyrmont NSW 2009
Telephone: (02) 9692 8477 Fax: (02) 8209 3955

MEMBER SCHEDULE

MARK	SIZE	DESCRIPTION
SC1	89 x 89 x 5.0 SHS	STEEL COLUMN
D5	2790 x 45 MUDRO STUD	DOUBLE END TIMBER STUD
T5	3790 x 45 MUDRO STUD	TRIPLE END TIMBER STUD
RB1	27350 x 42 LVL 15	TIMBER BEAM
RB2	27400 x 42 LVL 15	TIMBER BEAM
RB3	200 PFC	STEEL BEAM
RB4	250 PFC	STEEL BEAM
RB5	27500 x 42 LVL 15	TIMBER BEAM
LB	10 ASBARK	TIMBER LINTEL
ET		EXISTING TRUSS

PATTON ARCHITECTS

PH (02) 9589 3719

PROJECT	DATE	DESCRIPTION	STATUS	ASSIGNED TO	COMPLETION DATE
1	10/10/2023	Project A	Completed	John Doe	10/15/2023
2	10/12/2023	Project B	In Progress	Jane Smith	10/20/2023
3	10/15/2023	Project C	On Hold	Mike Johnson	10/25/2023
4	10/18/2023	Project D	Not Started	Sarah Brown	10/28/2023
5	10/20/2023	Project E	Completed	David Wilson	10/22/2023
6	10/22/2023	Project F	In Progress	Emily Davis	10/30/2023
7	10/25/2023	Project G	On Hold	Chris Miller	10/31/2023
8	10/28/2023	Project H	Not Started	Alexander Lee	11/05/2023
9	10/30/2023	Project I	Completed	Mia Garcia	10/31/2023
10	10/31/2023	Project J	In Progress	Noah Martinez	11/02/2023

LOQUAT VALLEY ANGLICAN SCHOOL
1977 PITWATER ROAD
BAYVIEW N.S.W. 2104

SYDNEY ANGLICAN SCHOOLS CORP

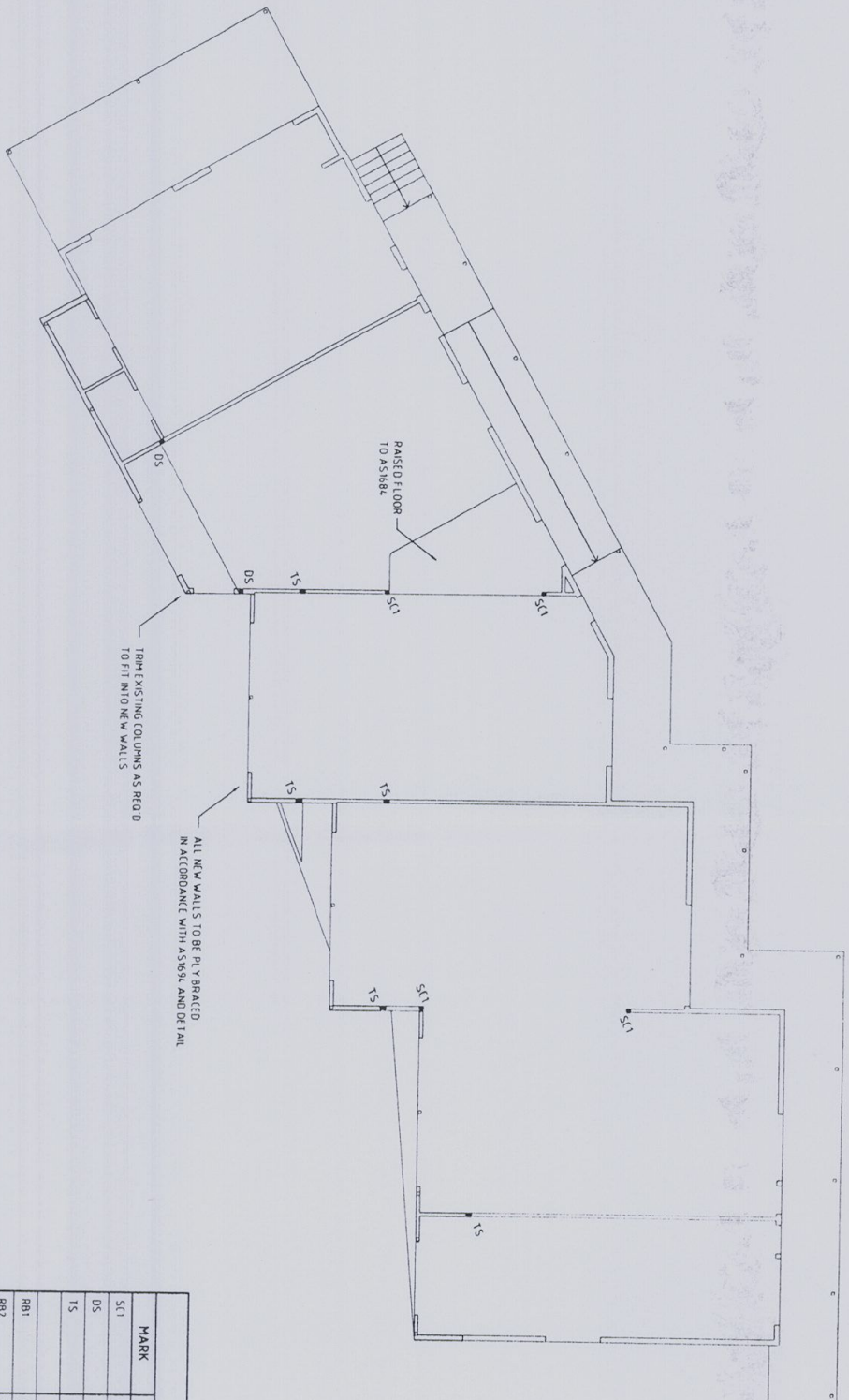
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THE

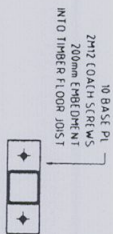
GROUND FLOOR PLAN SECTIONS AND DETAILS

STRUCTURAL DRAWING

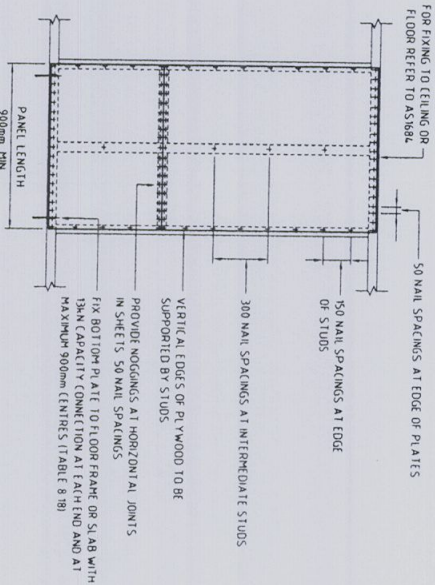
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DH	ME	MAY 13	1:100 UNO
JOB NUMBER	DRAWING NUMBER	REVISION	
00827	51.00	B	



GROUND FLOOR PLAN



SC1 BASEPLATE DETAIL
SCALE 1"=10'



PBW - PLY BRACED WALL DETAIL
SCALE 1/50

SCALE 150

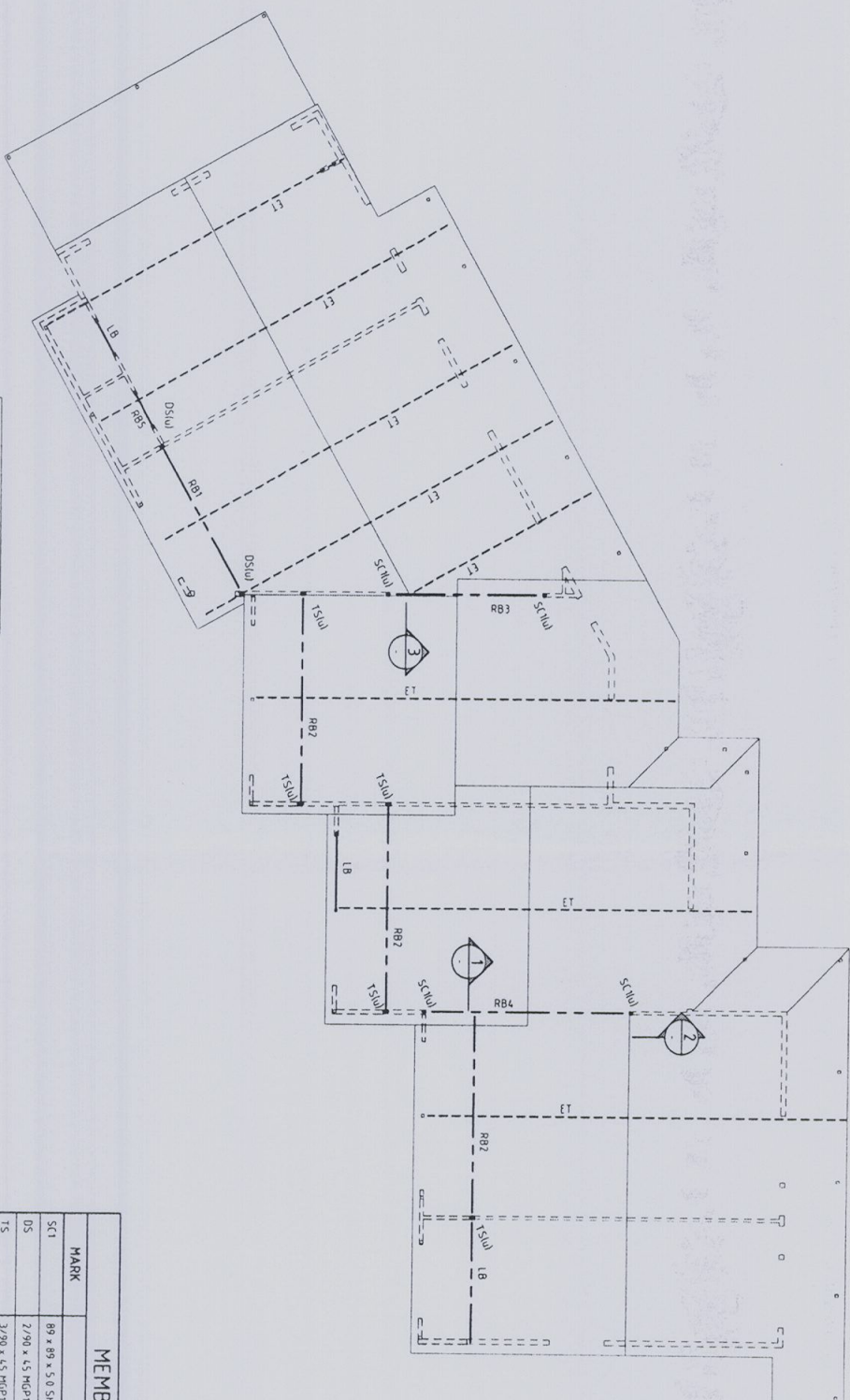
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PLYWOOD	GRADED MATERIAL TYPE B - METHOD B - A5684, 2-2010	TYPE/ GRADE	PROPERTY BY TEST METHOD	UNIT SIZE	SPECIAL REQUIREMENTS
AS 2829	F8 F11 F12	7mm 9mm 12mm	5,25mm 6,00mm 6,75mm	2,00m 2,44m 2,74m	PROVIDE MOISTURE RESISTANT FINISH WITH SHIELDING FROM ALL EXPOSURE CONDITIONS IN PLYWOOD

STRUCTURAL DRAWING	INCHES	DRAWN	DATE	SCALE
DH		ME	MAY 13	1:100 UNO
000827	DRAWING NUMBER			REVISION
		51.00		B

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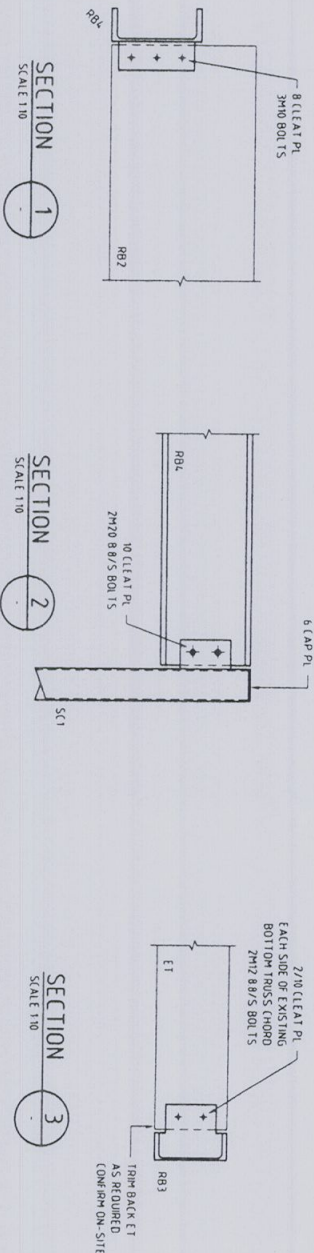
TENDER ISSUE
NOT FOR CONSTRUCTION



ROOF PLAN

NOTE:
ALL TIMBER CONSTRUCTION BRACING AND
TIE-DOWNS TO AS3684 - RESIDENTIAL
TIMBER-FRAMED CONSTRUCTION CODE

MEMBER SCHEDULE		
MARK	SIZE	DESCRIPTION
SC1	89 x 89 x 5.0 SHS	STEEL COLUMN
DS	2790 x 45 HGP10 STUD	DOUBLE TIMBER STUD
TS	3790 x 45 HGP10 STUD	TRIPLE TIMBER STUD
RB1	27360 x 42 LVL 15	TIMBER BEAM
RB2	27400 x 42 LVL 15	TIMBER BEAM
RB3	200 PFC	STEEL BEAM
RB4	250 PFC	STEEL BEAM
RB5	27150 x 42 LVL 15	TIMBER BEAM
LB	10 AS3684	TIMBER LUMBER
ET	-	EXPOSING TRUSS



Compling Development Certificate
Approved documentation
METRO BUILDING CONSULTANCY
Accredited Certifier Sean Moore - BPP Accreditation No: 0764
Signature: Certificate No: 19711001 Date: 29/01/13
Studio 1.05, 56 Bowman St, Pyrmont NSW 2009
Telephone: (02) 9692 8477 Fax: (02) 8219 4355

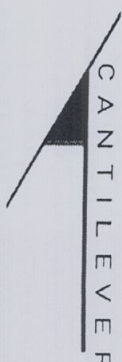
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B	REISSUED FOR TENDER	28/05/12
A	ISSUED FOR TENDER	12/05/12
REV	DATE	BY

PATTON ARCHITECTS

BEINDA PATTON PH (02) 9589 3719
EMAIL: beinda@pattonarchitects.com.au

PROJECT
LOQUAT VALLEY ANGLICAN SCHOOL
1977 PITTWATER ROAD
BAVIEW NSW. 2104

CLIENT
SYDNEY ANGLICAN SCHOOLS CORP.



TITLE
STRUCTURAL DRAWING

ROOF PLAN
SECTIONS AND DETAILS

ENGINEER	DRAWN	CAD	SCALE
DH	ME	MAV 13	1:100 UNO
JOB NUMBER	DRAWING NUMBER	REVISION	
00827	S2.00	C	

(UNTRIED)