

## BCA CROWN COMPLETION STATEMENT Building Code of Australia (BCA) 2016 Amendment 1

Project Reference No. GDL190044

### 1. APPLICANT DETAILS

Name School Infrastructure NSW  
Address Level 8, 259 George Street, Sydney NSW 2000  
Contact Tel: 0448 572 723 Mobile: - Email: andrew.aliprandi@det.nsw.edu.au

### 2. DETAILS OF THE BUILDING

Address Jordan Springs Public School, 14-28 Cullen Avenue, Jordan Springs NSW 2747  
Description of the building: Construction of new school consisting of administrative and teaching facilities, and associated works, excluding below elements/parts.  
Exclusion from Certificate: Block B3 and associated COLA and stairs.  
BCA Classification 5 (Admin block) & 9b (School)

### 3. INFORMATION ATTACHED TO THIS DECISION

- Schedule "A" – Information relied upon in certificate determination
- Limitations / Exclusions

### 4. CERTIFICATION

I hereby certify that:

- Based upon visual inspection, and reliance upon the submitted documentation it is our opinion the new works subject of this assessment have been satisfactorily completed in accordance with the Building Code of Australia 2016 Amendment 1.

Certificate No: GDL190044.1 Date of this Certificate: 10/07/2020

Name: Charles Slack-Smith, Building Professionals Board; BPB0378

Signature: 

Address: Suite 7.02, Level 7, 10 Bridge Street, Sydney NSW 2000

Contact Tel: 02 8355 3160

COMPLETION CERTIFICATE (continued)

Certificate No. **GDL190044**

## 5. DESIGN DOCUMENTATION

The Documentation and Architectural plans as listed in the Section 6.28 BCA Design Statement issued by Group DLA for this project has been relied upon as part of the BCA assessment at the Design stage, and reliance upon this information is relied upon for the issue of this BCA Completion statement.

## 6. SCHEDULE A – INFORMATION RELIED UPON IN CERTIFICATE DETERMINATION

- Fire Safety Engineers Report, issued by BCA Logic, Ref Number 110468-FER-r5, Revision 5, dated 2 July 2020
- Final Fire Safety Certificate issued and dated 8/07/2020 (Owners Authorisation 10/07/2020)

### **Information previously submitted for BCA Completion Certificate GDL 190044**

- Installation Certificate for Lightweight Construction (Fire protective covering (Ceiling), Columns, Beams) issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Mechanical Services issued by Andrew Hume of Modulair Pty Ltd, dated 17/12/2019
- Installation Certificate for Fire Alarm System issued by Trevor Battey of Top Fire Protection, dated 25/02/2020
- Installation Certificate for Portable Fire Extinguishers issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Warning and Operational Signs issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Structural Engineer issued by Oragan Cocen of P&A Construction Group P/L, dated 07/02/2020
- Compliance Certificate for Screw Pile installation issued by Chris Thrush of Screw Piling Solutions Pty Ltd
- Installation Certificate for SPS Pile Solutions Piles issued by Paul Bekker of Bekker Engineering Design Buro Pty Limited, dated 03/12/2019
- Installation Certificate for Non-Structural Elements issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Rondo KEY\_LOCK® Concealed Suspended Ceiling System issued by Patrick Liu of Rondo Building Services Pty Ltd, dated 02/03/2020
- Installation Certificate for Structural Elements issued by Darren O'Connor of Ergo Group, dated 16/03/2020
- Installation Certificate for Services are to be confirmed as installed to comply with the Non-Structural Elements issued by Stefan Seketa of Modscape, dated 19/03/2020
- Compliance Certificate for Hydraulic Services issued by Jared Doolan of Doolan Plumbing Pty Ltd, dated 31/03/2020
- Installation Certificate for Services are to be confirmed as installed to comply with the Non-Structural Elements issued by Darren O'Connor of Ergo Group, dated 16/03/2020
- Installation Certificate for Timber Structural Elements (Decks and Roof of Hall) issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Wall and Ceiling Framing issued by Andrew W. Marren of AKM Projects (NSW) Pty Ltd, dated March 2020
- Installation Certificate for Floor Fire Rating issued by Stefan Seketa of Modscape, dated 19/03/2020
- External Wall System Disclosure Certificate (Installation) & External & Common Wall Component (Type A & B Construction) issued by Andrew Marren of AKM Projects (NSW) Pty Ltd, dated 02/03/2020
- External Wall System Disclosure Certificate (Installation) & External & Common Wall Component (Type A & B Construction) issued by Stefan Seketa of Modscape Commercial, dated 19/03/2020
- Installation Certificate for Lightweight Fire Protection (Fire rated plasterboard) issued by Stefan Seketa of Modscape, dated 19/03/2020
- Drawing No. 5-02, Title: Block B1 – Ground Floor Steel – Columns, Revision A, issued by Modscape, dated 26/04/2019
- Drawing No. 5-02, Title: Block B2 – Ground Floor Steel – Columns, Revision A, issued by Modscape, dated 26/04/2019
- Drawing No. 5-02, Title: Block A – Ground Floor – Columns, Revision A, issued by Modscape, dated 26/04/2019

## COMPLETION CERTIFICATE (continued)

**Certificate No. GDL190044**

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- Drawing No. SD-8-302, Title: SINSW Stnd Details - Fire Collar Details, Revision A, issued by Modscape, dated 18/10/2019
- Drawing No. SD-8-30, Title: SINSW Stnd Details – Promat Wall Details, Revision B, issued by Modscape, dated 03/07/2019
- Drawing No. SD-8-32, Title: SINSW Stnd Details – Fire Rating Details, Revision A, issued by Modscape, dated 27/05/2019
- Drawing No. SD-8-33, Title: SINSW Stnd Details – Fire Rating Details, Revision B, issued by Modscape, dated 02/12/2019
- Drawing No. SD-8-39, Title: SINSW Stnd Details – IBS Fixing Setout, Revision A, issued by Modscape, dated 03/10/2019
- Drawing No. SD-8-40, Title: SINSW Stnd Details – Ceiling Details, Revision A, issued by Modscape, dated 27/05/2019
- Installation Certificate for Linings issued by Andrew W. Marren of AKM Projects (NSW) Pty Ltd, dated March 2020
- Installation Certificate for Fire Hazard Properties of Wall, Ceiling and Floor Linings issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Fire Stopping of Services Penetrations issued by Darren O'Connor of Ergo Group, dated 28/02/2020
- Installation Certificate for Service Penetrations to Fire Rated Elements issued by Jared Doolan of Doolan Plumbing Pty Ltd, dated 12/03/2020
- Installation Certificate for Services Penetrations to Fire Rated Elements issued by Mark Frlan of Midas Electrics, dated 04/02/2020
- Installation Certificate for Services Penetrations to Fire Rated Elements issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for All Fire & Smoke Penetrations through building elements issued by Andrew Hume of Modulair Pty Ltd, dated 17/12/2019
- Installation Certificate for Door Latching issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Doors & Hardware issued by Andrew W. Marren of AKM Projects (NSW) Pty Ltd, dated March 2020
- Installation Certificate for The Stairs, Going and Risers and Ratio issued by Daniel Lo Guidice of West Point Form Work, dated 19/03/2020
- Installation Certificate for Electricals issued by Darren O'Connor of Ergo Group, dated 26/02/2020
- Installation Certificate for Lighting (General) & Energy Efficiency (Artificial Lighting & Power) issued by Darren O'Connor of Ergo Group, dated 27/02/2020
- Installation Certificate for Emergency & Exit Lighting issued by Darren O'Connor of Ergo Group, dated 27/02/2020
- Installation Certificate for Emergency Lighting issued by Mark Frlan of Midas Electrics, dated 04/02/2020
- Design Certificate for Mechanicals issued by Robert Holovka of WRAP Engineering Pty Ltd, dated 18/12/2019
- Completion Certificate for Weatherproofing of Roofing and External Walls issued by Andrew Marren of AKM Projects (NSW) Pty Ltd, dated 02/03/2020
- Installation Certificate for Waterproofing of External Walls issued by Stefan Seketa of Modscape, dated 19/03/2020
- Completion Certificate for Weatherproofing of Roofing and External Walls issued by Stefan Seketa of Modscape, dated 06/02/2020
- Compliance Certificate for Metal Roofing issued by Shane McEnnally of Australian Roofing Industries Pty Ltd, dated 02/04/2020
- Installation Certificate for Roofing Material issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Sarking issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Sarking issued by Shane McEnnally of Australian Roofing Industries Pty Ltd, dated 31/03/2020
- Installation Certificate for Exit Signs issued by Mark Frlan of Midas Electrics, dated 04/02/2020

## COMPLETION CERTIFICATE (continued)

**Certificate No. GDL190044**

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- Installation Certificate for Waterproofing of Internal Wet Areas issued by Jae Jung Kim of Open Tiling Services, dated 12/02/2020
- Installation Certificate for Waterproofing issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Waterproofing issued by Stefan Seketa of Modscape, dated 13/02/2020
- Installation Certificate for Sub Floor Ventilation Building issued by Stefan Seketa of Modscape, dated 11/03/2020
- Installation Certificate for Glazing issued by Aaron Pittman of Evolution Window Systems, dated 05/03/2020
- Installation Certificate for Glazing issued by Jay Studd of Studo Corp Pty Ltd, dated 02/10/2019
- Installation Certificate for Windows / Glazing issued by Jay Studd of Studo Corp Pty Ltd, dated 10/02/2019
- Installation Certificate for Windows issued by Aaron Pittman of Evolution Window Systems, dated 05/03/2020
- Installation Certificate for Student Building issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Staff Toilets issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Natural Lighting issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Lighting (General) & Energy Efficiency (Artificial Lighting & Power) issued by Darren O'Connor of Ergo Group, dated 16/03/2020
- Installation Certificate for Artificial Lighting issued by Mark Frlan of Midas electrics, dated 04/02/2020
- Installation Certificate for Thermal Insulation issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Insulation issued by Andrew W. Marren of AKM Projects (NSW) Pty Ltd, dated March 2020
- Installation Certificate for Fire Doors issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Building Fabric issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Building Sealing issued by Andrew W. Marren of AKM Projects (NSW) Pty Ltd, dated March 2020
- Installation Certificate for Building Sealing issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Building Sealing issued by Stefan Seketa of Modscape, dated 13/02/2020
- Installation Certificate for Door Seals issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Roof Material (Roof Lights i.e. Translucent Sheets) issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Ductwork issued by Andrew Hume of Modulair Pty Ltd, dated 17/12/2019
- Installation Certificate for Lifts issued by Gavin Kent of Hamilton Elevators NSW, dated 12/02/2020
- Installation Certificate for Fire Hose Reel Systems issued by Jared Doolan of Doolan Plumbing Pty Ltd, dated 12/03/2020
- Installation Certificate for Fire Hydrant Systems issued by Jared Doolan of Doolan Plumbing Pty Ltd, dated 12/03/2020
- Installation Certificate for Fire Seal issued by Darren O'Connor of Ergo Group, dated 16/03/2020
- Installation Certificate for Fire Seal protecting openings in fire resisting components of the Building – Plumbing Penetrations issued by Jared Doolan of Doolan Plumbing Pty Ltd, dated 12/03/2020
- Installation Certificate for Fire Seals (protecting openings in fire resisting components of the Building) issued by Stefan Seketa of Modscape, dated 19/03/2020
- Installation Certificate for Fire Seals (protecting openings in fire resisting components of the Building) issued by Trevor Battey Top Fire Protection Pty Ltd, dated 25/02/2020
- Letter regarding EA20/0006 – Section 138 Roads Act Approval and associated plans issued by Jake Hausfeld of Penrith City Council, dated 10/03/2020
- Installation Certificate for Balustrades, Hanrails and Galvanising Works issued by Rod Hogger of Coastwide Steel & Metalwork P/L, dated 18/02/2020
- Report Reference No. 182535, Revision B, regarding WSUD Maintenance Schedule, prepared by J. Grinsell of Northrop, dated 01/04/2020

## COMPLETION CERTIFICATE (continued)

**Certificate No. GDL190044**

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- Installation Certificate for localised TMV's issued by Jared Doolan of Doolan Plumbing Pty Ltd, dated 01/04/2020
- Installation Certificate for Outdoor Lighting issued by Darren O'Connor of Ergo Group, dated 16/03/2020
- Drawing No. L-5100, Title: Tree Planting Strategy, Revision C, issued by Group GSA, dated 15/12/2019
- Installation Certificate for Mechanical Services issued by Andrew Hume of Modulair Pty Ltd, dated 11/03/2020
- Practitioner Details for Stefan Seketa of Modulair Pty Ltd from Register of Building Practitioners issued by Victorian Building Authority, dated 31/03/2020
- Completion Certification for Innwood DB14025 decking installation, issued by Glen McGowan of Innwood Australia Pty Ltd, dated 03/04/2020
- Installation Certificate for the stairs, going and risers and ratio, issued by Daniel Lo Giudice of Westpoint Formwork Pty Ltd, dated 30/03/2020
- Installation Certificate for Glazing, issued by Jay Studd of Studd Corp, dated 02/10/2019
- Installation Certificate for Windows / Glazing, issued by Jay Studd of Studd Corp, dated 10/02/2020
- Installation Certificate for Landscape Masonry Wall, issued by Paul Thomas of Landscape Solutions, dated 04/03/2020
- Letter regarding Bushfire Install Certificate Compliance, issued by David Peterson of Peterson Bushfire, dated 03/04/2020
- Compliance Certificate Reference No. B966 for Passive Fire Protection Systems, issued by Bernard Clow of Clicks Projects Pty Ltd trading as OTC Fire, dated 09/04/2020
- Civil Engineering Design Certificate, issued by James Gilligan of Northrop Consulting Engineers, dated 06/04/2020
- Drawing No. 9002, Title: Finished Floor Level WAE, prepared by TSS Total Surveying Solutions, dated 02/04/2020
- Drawing No. C04.21, Title: Stormwater Longitudinal Sections – Sheet 01, Revision 3, prepared by Northrop Consulting Engineers, dated 08/07/19
- Drawing No. C04.22, Title: Stormwater Longitudinal Sections – Sheet 02, Revision 3, prepared by Northrop Consulting Engineers, dated 08/07/19
- Drawing No. C04.23, Title: Stormwater Longitudinal Sections – Sheet 03, Revision 3, prepared by Northrop Consulting Engineers, dated 08/07/19
- Drawing No. C04.01, Title: Siteworks and Stormwater Management Plan – Sheet 01, Revision B, prepared by Northrop Consulting Engineers, dated 04/12/2019
- Drawing No. C04.02, Title: Siteworks and Stormwater Management Plan – Sheet 02, Revision 4, prepared by Northrop Consulting Engineers, dated 08/07/2019
- Drawing No. C04.03, Title: Siteworks and Stormwater Management Plan – Sheet 03, Revision A, prepared by Northrop Consulting Engineers, dated 15/01/2020
- Statement of finished floor levels as executed, issued by Joelle Sarkis of GroupGSA Pty Ltd, dated 07/04/2020
- Installation Certificate for Lighting (General) and Electrical Light Fittings, issued by Darren O'Connor of Ergo Group, dated 16/03/2020
- Drawing No. JSPS-H101, Title: Hydraulic Services, Site Ground Floor Plan, Rainwater Reuse System (As Built), Revision C, prepared by GroupGSA, dated 06/04/2020
- Drawing No. JSPS-H209, Title: Hydraulic Services, Block B1, Level 1 Plan, Rainwater Layout (As Built), Revision B, prepared by GroupGSA, dated 06/04/2020
- Drawing No. JSPS-H203, Title: Hydraulic Services, Block A, Ground Floor Plan, Rainwater Reuse System (As Built), Revision B, prepared by GroupGSA, dated 06/04/2020
- Drawing No. JSPS-H204, Title: Hydraulic Services, Block A, Level 1 Plan, Rainwater Reuse System (As Built), Revision B, prepared by GroupGSA, dated 06/04/2020
- Drawing No. JSPS-H208, Title: Hydraulic Services, Block B1, Ground Floor Plan, Rainwater Reuse System (As Built), Revision B, prepared by GroupGSA, dated 06/04/2020
- Drawing No. JSPS-H212, Title: Hydraulic Services, Block C – School Hall, Ground Floor Plan, Rainwater Reuse System (As Built), Revision B, prepared by GroupGSA, dated 06/04/2020

## COMPLETION CERTIFICATE (continued)

**Certificate No. GDL190044**

- Performance Solution Report, Reference No. IAC-1113 and IAC-1114, Revision A, prepared by Greg Fisher of iAccess Consultants, dated 27/03/2020
- Installation Certificate – Interim and associated documentation for Disabled Access & Egress, issued by Richard Seidman of iAccess Consultants, dated 22/04/2020
- Report Reference No. 110468-FERIR-r2 regarding Final Fire Engineering Inspection Report, prepared by Michael Mason of BCA Logic, dated 15/04/2020
- Report Reference No. 110468-Peno-r2 regarding Final Penetration Report & Schedule, prepared by Joshua Yeap of BCA Logic, dated 15/04/2020
- Compliance Certificate for Food & Beverage Facilities Design, issued by Nisha Ghantwal of The MACK Group, dated 15/04/2020
- Compliance Certificate for Food & Beverage Facilities Design, issued by Nisha Ghantwal of The MACK Group, dated 03/04/2020
- Product Data Sheet for Stepmaster Stairnosings, Stepmaster 400 Series, Code SMN412, Revision 1802, issued by Walmay
- Test Report Reference No. R770.1 for Slip Resistance Classification of New Pedestrian Surface Materials (400 Series), issued by Ryan Voorderhake of Safe Environments Pty Ltd, dated 16/03/2018
- Compliance Certificate for Mechanical Testing, issued by George Kinezos of Acoustic Logic Consultancy Pty Ltd, dated 17/04/2020
- Compliance Certificate and associated drawings for School Parking and Traffic Occupancy Assessment, issued by Dave Salangsang of Parking and Traffic Consultants Pty Ltd, dated 09/04/2020
- Drawing No.L-5100, Title: Tree Planting Strategy, Revision C, prepared by GroupGSA, dated 15/12/2019
- Letter regarding Landscape Management Plan, issued by Felicity Ratcliffe of GroupGSA, dated 14/04/2020
- Compliance Certificate for Hydraulic Services Installation, issued by Jared Doolan of Doolan Plumbing Pty Ltd, dated 14/04/2020
- Report Reference No. 182535, Revision B, regarding WSUD Maintenance Schedule, prepared by J. Frinsell of Northrop Consulting Engineers Pty Ltd, dated 01/04/2020
- Letter regarding Structural Construction Certificate – Stage 1 Non-Modular Buildings Only Including; COLA A/B/C, Covered Entry, Communal Hall (Non-Modular), External Stairs, issued by Rory Dale of Northrop Consulting Engineers Pty Ltd, dated 15/04/2020
- Letter regarding Management-In-Use Plan of the Final Fire Engineering Inspection Report, R2, 15 April 2020 (Document Reference: n110468-FERIR), issued by Jim Lewis of Schools Infrastructure NSW, dated 17/04/2020
- Water, Sewer and Stormwater servicing certificate, issued by Doolan Plumbing Pty Ltd, dated 22/04/2020

## 7. LIMITATIONS / EXCLUSIONS

- Compliance with the Disability Discrimination Act (DDA); Disability (Access to Premises – Buildings) Standards 2010.
- Testing or Commissioning of any fire or related services. Refer to relevant certification of compliance issued for any measures altered, modified or installed as part of these works.
- This statement is issued for those elements not the subject of design or installation certification issued and listed in the statement
- This statement excludes any Development Consent requirements or associated conditions of any planning requirements for these works and relates to confirmation of BCA compliance only subject to the above exclusions/limitations.
- Our assessment is limited to a visual inspection of accessible areas only and does not include review of any concealed spaces or the level of compliance of any elements of the base building unaffected by the subject scope of works.

## 8. FIRE SAFETY SCHEDULE

Fire Safety Measure	Standard / BCA 2019 Clause(s)
Emergency lighting	AS 2293.1 – 2005 and BCA 2016 Amendment 1 Clause E4.2, E4.4
Exit signs	AS 2293.1 – 2005 and BCA 2016 Amendment 1 Clause E4.5, NSW E4.6 & E4.8
Fire doors (Lift and Fire Rated Doors)	AS 1735.11 – 1986, AS 1905.1 – 2005 and BCA 2016 Amendment 1 Clause Spec C3.4 and C3.10
Fire hose reel systems (Hall and Admin Areas only)	AS 2441 – 2005 and BCA 2016 Amendment 1 Clause E1.4
Fire hydrant system	AS 2419.1 – 2005 and BCA 2016 Amendment 1 Clause E1.3
Fire seals (protecting openings in fire resisting components of the building)	AS 1530.4 – 2005, BCA AS 1530.4 – 2005 BCA C3.12, C3.13, C3.15 and Fire Safety Engineering Report
Lightweight construction Lightweight construction (Fire protective covering (Ceiling), Columns, Beams)	BCA 2016 Amendment 1 Clause 4.1 of BCA Spec C1.1 (Ceiling fire rating) C1.8, Spec C1.8 and Fire Safety Engineering Report
Mechanical air handling systems (Auto shutdown)	Clause 5 of BCA 2016 Amendment 1 Clause Spec E2.2a, and sensitivity to AS 1670.1-2015 NSW BCA 2016 Amendment 1 Clause Table E2.2b
Portable fire extinguishers	AS 2444 – 2001 and BCA 2016 Amendment 1 Clause E1.6
Warning and operational signs	BCA 2016 Amendment 1 Clause D3.6 (Accessible Exit Signs), BCA 2016 Amendment 1 Clause E3.3 (Lift)
Fire Engineering Report Reference No. 110468-FER-r5, issued by BCA Logic, dated 02/07/2020 - Fire rating of structure/materials - Compartment Size justification	BCA 2016 Amendment 1 Clause CP1, BCA 2016 Amendment 1 Clause CP2
Sub Floor Space Restriction (No Combustible materials stored under buildings)	Fire Engineering Report Reference No. 110468-FER-r5, issued by BCA Logic, dated 02/07/2020 Management in Use plan, issued by Department of Education, dated 17/04/2020

10/07/2020

School Infrastructure NSW  
Attention: Andrew Aliprandi  
Level 8, 259 George Street  
Sydney NSW 2000

**Completion Statement Certificate No. GDL190044.1**  
**Jordan Springs Public Schools, 14-28 Cullen Avenue, Jordan Springs NSW 2747**

I am pleased to forward your BCA Completion Statement for this project. This has been updated to correct a minor anomaly in the Fire Engineering report as referenced.

Should you have any queries regarding this matter please do not hesitate to contact the undersigned on 02 8355 3160.

Yours sincerely



Charles Slack-Smith  
Director