

19/09/2019

Our Ref: GDL190044.3

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

**Jordan Springs Public School
14-28 Cullen Avenue, Jordan Springs NSW 2747**

SECTION 6.28 CROWN CERTIFICATE - BCA DESIGN COMPLIANCE STATEMENT

Further to our engagement for the abovementioned project, please find attached the Building Code of Australia (BCA) Design Compliance Review completed in respect to the proposed Construction of new school consisting of administrative and teaching facilities, and associated works, this Crown Certificate relates to the Main Building works, excluding those elements previously covered by Crown Certificate for the site.

In reviewing the content herein, we draw attention to both the design documentation listed and conditions of approval listed in this Crown Certificate to be complied with.

The builder (Richard Crookes Constructions) and the crown authority need to be aware of these conditions, as they represent items that we shall either be focusing on in the inspection or be seeking installation certificates for on completion of the works, and it is the responsibility of the crown authority and builder engaged for the works to ensure these are complied with as part of the works.

Should you have any further enquiries please do not hesitate to contact Charles Slack-Smith.

Yours faithfully



Charles Slack-Smith
Director

BCA DESIGN COMPLIANCE REVIEW

PRELIMINARIES

CERTIFICATE NO.	GDL190044.3
Property Details	14-28 Cullen Avenue, Jordan Springs NSW 2747
Client	NSW Department of Education
Date	19/09/2019
Proposal	Construction of new school consisting of administrative and teaching facilities, and associated works Stage 2 - Main Building works excluding Public Domain areas

DEVELOPMENT DESCRIPTION

Proposed Works	Description
Classification(s):	5, 9b
Use:	Educational Establishment
Subject Area:	14-28 Cullen Avenue, Jordan Springs NSW 2747

BASIS OF CERTIFICATION

This certificate is based upon: -

- The NCC Building Code of Australia (BCA) 2016 Amendment 1
- The Design Documentation listed in this certificate below

EXCLUSIONS

This certificate relates only to the assessment and application of the Building Code of Australia to the proposed building works contained within the Design Documentation listed below and excludes: -

- General (non-BCA referenced) electrical, mechanical, hydraulic building services
- Service providers requirements relating to electricity, gas, water and telecommunications
- The regulatory compliance of existing components/areas of the premises/site unaffected by the works.
- Disability (Access to Premises – Buildings) Standards 2010 compliance
- Any assessments or requirements as to the requirement for planning consent and any conditions to any consents obtained, as this certificate only relates to an assessment of elements listed in Section 6.28 (formally known as 109R) of the Environmental Planning and Assessment Act.

STATEMENT OF COMPLIANCE

We hereby confirm that the proposed design shall accord with the relevant principles and provisions of the Building Code of Australia 2016 subject to: -

- Compliance with the conditions of approval nominated below; and
- Certification of the installation of the nominated fire safety systems

FIRE SAFETY SCHEDULE

Fire Safety Measure	Standard of Performance (BCA 2016 Amendment 1)	Existing Fire Safety Measures	Proposed Fire Safety Measures
Emergency lighting	AS 2293.1 – 2005 BCA E4.2, E4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exit signs	AS 2293.1 – 2005 BCA E4.5, NSW E4.6 & E4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire hose reel systems (Hall and Admin Building / Library only)	AS 2441 – 2005 BCA E1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire hydrant systems	AS 2419.1 – 2005 BCA E1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire seals to Penetrations	AS 1530.4 – 2005 BCA C3.12, C3.13, C3.15 and Fire Safety Engineering Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lightweight construction (Fire protective Ceiling, Promat Wrapped Columns, Beams)	Clause 4.1 of BCA Spec C1.1 (Ceiling fire rating) C1.8, Spec C1.8 and Fire Safety Engineering Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mechanical Ventilation (Shutdown)	Clause 5 of BCA Spec E2.2a, and sensitivity to AS 1670.1-2015 NSW Table E2.2b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Portable fire extinguishers	AS 2444 – 2001 BCA E1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Warning and Operation Signs	BCA D3.6(Exit Sign), BCA E3.3(Lift)	<input type="checkbox"/>	
Fire Engineering Report Reference No. 110468-FER-r5, issued by BCA Logic, dated 04/09/2019 - Fire rating of structure - Compartment Size	BCA CP1, BCA CP2	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DESIGN DOCUMENTATION

The following architectural documentation was reviewed as part of this assessment;

Drawing No.	Titled	Prepared by	Revision	Dated
JS-AR-0000	Cover sheet / Drawing Index	Group GSA Pty Ltd	F	21/06/2019
JS-AR-1100	Proposed Site and Roof Plan	Group GSA Pty Ltd	I	21/06/2019
JS-AR-1110	Building Complex Ground Floor Plan	Group GSA Pty Ltd	D	21/06/2019
JS-AR-1111	Building Complex First Floor Plan	Group GSA Pty Ltd	D	21/06/2019
JS-AR-1112	Building Complex Roof Plan	Group GSA Pty Ltd	D	21/06/2019
JS-AR-1930	Signage Plan – Ground Floor	Group GSA Pty Ltd	A	21/06/2019
JS-AR-1931	Signage Plan – First Floor	Group GSA Pty Ltd	A	21/06/2019
COM-AR-9000	Cover Page / Drawing Schedule	Group GSA Pty Ltd	C	21/06/2019
COM-AR-9602	Signage Types – Sheet 1	Group GSA Pty Ltd	A	21/06/2019
COM-AR-9603	Signage Types – Sheet 2	Group GSA Pty Ltd	A	21/06/2019
COM-AR-9604	Signage Types – Sheet 3	Group GSA Pty Ltd	A	21/06/2019
COM-AR-9605	Signage Types – Sheet 4	Group GSA Pty Ltd	A	21/06/2019
JS-AR-2000	Floor Plan – GF – Block C – Part 1	Group GSA Pty Ltd	L	21/06/2019
JS-AR-2001	Floor Plan – GF – Block A – Part 2	Group GSA Pty Ltd	L	21/06/2019
JS-AR-2002	Floor Plan – GF – Block B1 – Part 3	Group GSA Pty Ltd	H	21/06/2019
JS-AR-2003	Floor Plan – GF – Block B2 – Part 4	Group GSA Pty Ltd	H	21/06/2019
JS-AR-2004	Floor Plan – GF – Block B3 – Part 5	Group GSA Pty Ltd	H	21/06/2019
JS-AR-2011	Floor Plan – L1 – Block A – Part 2	Group GSA Pty Ltd	K	21/06/2019
JS-AR-2012	Floor Plan – L1 – Block B1 – Part 3	Group GSA Pty Ltd	H	21/06/2019
JS-AR-2013	Floor Plan – L1 – Block B2 – Part 4	Group GSA Pty Ltd	H	21/06/2019
JS-AR-2014	Floor Plan – L1 – Block B3 – Part 5	Group GSA Pty Ltd	H	21/06/2019
JS-AR-2400	Furniture Layout Plan – Ground Level – Block C	Group GSA Pty Ltd	D	21/06/2019
JS-AR-2401	Furniture Layout Plan – Ground Level – Block A	Group GSA Pty Ltd	D	21/06/2019
JS-AR-2402	Furniture Layout Plan – Ground Level – Block B1	Group GSA Pty Ltd	D	21/06/2019
JS-AR-2403	Furniture Layout Plan – Ground Level – Block B2	Group GSA Pty Ltd	D	21/06/2019
JS-AR-2404	Furniture Layout Plan – Ground Level – Block B3	Group GSA Pty Ltd	D	21/06/2019

Drawing No.	Titled	Prepared by	Revision	Dated
JS-AR-2411	Furniture Layout Plan –Level 1 – Block A	Group GSA Pty Ltd	D	21/06/2019
JS-AR-2412	Furniture Layout Plan –Level 1 – Block B1	Group GSA Pty Ltd	D	21/06/2019
JS-AR-2413	Furniture Layout Plan –Level 1 – Block B2	Group GSA Pty Ltd	D	21/06/2019
JS-AR-2414	Furniture Layout Plan –Level 1 – Block B3	Group GSA Pty Ltd	D	21/06/2019
JS-AR-3000	Building ‘C’ Elevations	Group GSA Pty Ltd	G	21/06/2019
JS-AR-3001	Building ‘A’ Elevations	Group GSA Pty Ltd	G	21/06/2019
JS-AR-3002	Building ‘B1’ Elevations	Group GSA Pty Ltd	F	21/06/2019
JS-AR-3003	Building ‘B2’ Elevations	Group GSA Pty Ltd	F	21/06/2019
JS-AR-3004	Building ‘B3’ Elevations	Group GSA Pty Ltd	F	21/06/2019
JS-AR-4202	Stair 1 Details	Group GSA Pty Ltd	C	21/06/2019
JS-AR-4203	Stair 2, 3 & 4 Details	Group GSA Pty Ltd	B	21/06/2019
JS-AR-6300	Balustrade Details	Group GSA Pty Ltd	B	21/06/2019
JS-AR-8100	Window Schedule – Building C	Group GSA Pty Ltd	C	21/06/2019
JS-AR-8110	Window Schedule – Block A	Group GSA Pty Ltd	E	21/06/2019
JS-AR-8111	Window Schedule – Buildings B1/B2/B3	Group GSA Pty Ltd	C	21/06/2019

SUPPLEMENTARY DOCUMENTATION

The following additional documentation was reviewed as part of this assessment;

- Application for Crown Certificate issued by David Tonge of Department of Education NSW, dated 20/08/2019
- Fire Engineering Report Reference No. 110468-FER-r5, issued by BCA Logic, dated 04/09/2019
- Design Statement for Disabled Access & Egress issued by Richard Seidman of iAccess Consultants, dated 30/08/2019
- Certificate of Design for Building Services – Fire Protection issued by Daniele Cimmino of Meinhardt Australia Pty Ltd, dated 28/02/2019
- Certificate of Design for Building Services – Hydraulic Services – Early Works issued by Assad Shuhaiber of Meinhardt Australia Pty Ltd, dated 28/02/2019
- Certificate of Design for Mechanical Services issued by Robert Holovka of Wrap Engineering Pty Ltd, dated 11/07/2019
- Design Memo for Automatic Shutdown of Mechanical Plant issued by A. Moskaljuk of Wrap Engineering Pty Ltd, dated 29/03/2019
- Certification of Lifts issued by Gavin Kent of Hamilton Elevators NSW, dated 09/07/2019
- Certificate of Design for Building Services – Hydraulic Services – Development Consent issued by Assad Shuhaiber of Meinhardt Australia Pty Ltd, dated 28/02/2019

- Certificate of Design for Building Services – Electrical Services – Development Consent issued by David Rabbani of Meinhardt Australia Pty Ltd, dated 12/09/2019
- Certificate of Design for Building Services – Lift Shaft Ventilation – Development Consent issued by Tai Ng of Meinhardt Australia Pty Ltd, dated 12/09/2019
- Letter referencing Item 5 – Non-Structural Element Design issued by Robert Barker of Modscape Holdings Pty Ltd, dated 04/09/2019
- Letter referencing Population Numbers issued by Jim Lewis of NSW Department of Education, dated 09/09/2019
- Letter referencing Item 11 – Fire Protection Works and associated drawings issued by Robert Barker of Modscape Holdings Pty Ltd, dated 11/09/2019
- Certificate of Design for the Design details issued by Mark Bennett of Group GSA Pty Ltd, dated 17/09/2019
- Construction Environment Management Plan (CEMP) issued by Richard Crookes Constructions, dated 16/09/2019
- Aboriginal Heritage Management Plan issued by Biosis, dated 16/08/2019
- Structural Design Certificate for SSDA Non Modular Buildings including Cola A/B/C/D, Covered Entry, Communal Hall (non-Modula) and External Stairs and associated drawings issued by Rory Dale of Northrop, dated 10/09/2019
- Certificate of Compliance for Design of Block A – Proposed Admin/Library Building issued by Dragan Kocev of D&A Consulting Group Pty Ltd, dated 28/03/2019
- Certificate of Compliance for Design of Block B1 – Proposed Classroom Building issued by Dragan Kocev of D&A Consulting Group Pty Ltd, dated 01/04/2019
- Certificate of Compliance for Design of Block B2 – Proposed Classroom Building issued by Dragan Kocev of D&A Consulting Group Pty Ltd, dated 01/04/2019
- Certificate of Compliance for Design of Block C – Proposed Communal Hall Building issued by Dragan Kocev of D&A Consulting Group Pty Ltd, dated 28/03/2019
- Letter referencing review of Fire Engineering Report by BCA Logic and associated documentation Issued by Dragan Kocev of D&A Consulting Group Pty Ltd, dated 10/09/2019
- Letter of Confirmation of equipment battery usage and associated documentation issued by Tom Hemmett of Richard Crookes Constructions, dated 17/09/2019
- Design Disclosure Statement for External Wall Systems issued by Kumar Singh of Modscape Commercial Pty Ltd and associated documentation, dated 16/07/2019
- Section JV3 Report Revision 01 issued by Meinhardt, dated 5/04/2019

CONDITIONS OF APPROVAL

PART A – CONDITIONS OF CONTRUCTION

BCA CLAUSE	Comments
BCA	Works are to be constructed to achieve compliance with the requirements of BCA 2016 Amendment 1 and associated referenced Australian Standards.
C1.10	<p>Materials must have fire hazard properties in accordance with BCA Specification C1.10 as follows: -</p> <ul style="list-style-type: none"> • <u>Floor Coverings</u> <ul style="list-style-type: none"> (i) a critical radian flux no less than 2.2kW/m² for non-sprinkler protected buildings (ii) a maximum smoke development rate of 750 percent minutes • <u>Wall and Ceiling linings</u> <ul style="list-style-type: none"> (i) a group number of 1 or 2; and (ii) a smoke growth rate index of not more than 100; <u>or</u> (iii) an average specific extinction area less than 250m²/kg • <u>Air handling ductwork</u> <ul style="list-style-type: none"> (i) Rigid and flexible ductwork must comply with the fire hazard properties set out in AS 4254 – 1995
C3.15	Any new service penetrations between fire rated floors or fire walls must be fire sealed in accordance with Clause C3.15 of BCA 2015 and the requirements of the Fire Safety Engineer report issued by BCA Logic as referenced in the fire safety schedule.
D1.6	Paths of travel to exits must have a clear width of no less than 1000mm. Note: Measured between fixed items, such as workstations, openings without doors, etc
D2.21	All door latching mechanisms to be located between 900-1100mm from the finished floor level.
Glazing and Windows	To be installed to achieve compliance with AS 1288-2006, AS 2047, Section JV3 Report requirements, as well as to BCA Part F.
Disabled Access	To be undertaken in accordance with the requirements of BCA Part D3, Access to Premises Standard 2010 and requirements of the Disabled Access consultants report and requirements
Sub Floor Areas	To be constructed to achieve compliance with the Fire Safety Engineers report, and BCA Clause F1.12
Population	The school has been designed and is to be constructed to cater for a maximum of 1200 students and up to 80 staff
Stairs	To be constructed to achieve compliance with BCA Part D2
Bushfire	Are to be installed and certification on completion from the bushfire consultant is required to confirm compliance with BCA Part G5.2 and AS 3959 as applicable for the site.
Section J	The Energy Efficiency requirements of Section J are to be installed in accordance with the requirements of the Section Jv# report and Section J and to be confirmed on completion as achieving compliance with these requirements.

This certificate confirms compliance to Clause 6.28 (formally known as 109R) of the Environmental Planning and Assessment Act for the proposed works, and is reliant upon the listed documentation, design certification and compliance with the conditions of this document as listed



Charles Slack-Smith
Director
Building Professionals Board / BPB0378