

Issued under Environmental Planning & Assessment Act 1979  
Environmental Planning & Assessment Regulation 2000

Certificate Number: 20000325 / 10

## Section A The Application

### 1. Details of the Applicant

Name: NSW Department of Education, School Infrastructure NSW  
Address: Level 8, 259 George Street Sydney 2000  
Phone:  
Email: Jim.Lewis@det.nsw.edu.au  
Job Reference no. 19000313

### 2. Details of the property

Unit / Street Number: 100  
Street Name: Eton Road  
Suburb & Postcode: Lindfield 2070  
Title Particulars (Lot & DP/SP): 2 & 4 DP1151638

### 3. Description of the Approved Development

Staged construction and operation of Lindfield Learning Village, including:

- adaptive reuse of existing buildings to cater for up to 2000 students;
- alterations and additions to the existing buildings. including construction of a Covered Outdoor Learning Area (COLA) and external egress staircase;
- access arrangements, including provision of drop-off/pick-up and turnaround facilities for vehicles and buses;
- construction of a fire trail for bush fire management purposes;
- tree removal and provision of open play space areas and other associated landscaping works, and
- associated infrastructure works.

### 4. Description of the Development Subject of this Certificate

Stage 2B.2

### 5. Class of Building

Classification of the building/s under the Building Code of Australia 7a & 9b

### 6. Date of Application

Date Application was received: 26 May 2021

## Section B Development Consent Details (If applicable)

S109R Reference number:

Date of issue:

## Section C Authority Having Jurisdiction

Name: Joel Lewis Accreditation No.: BDC2335  
Phone: 02 9939 1530  
Email: info@mbc-group.com.au  
Address: Suite 3 / 18 Sydney Road Manly NSW 2095

**Section D Attachments**

Refer to Appendix A for the Attachments for this Certificate

**Section E Fire Safety Schedule**

Refer to Appendix B for the Fire Safety Schedule for this Certificate

**Section F Certification**

I certify that

the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia

**Section G Signature**

Signature:



Signed by:

Joel Lewis

Accreditation No.

BDC2335

Date of endorsement:

03 Jun 2021

Certificate Number:

20000325 / 10

**Section H Dates**

Date of this Certificate:

03 Jun 2021

## APPENDIX A

### Attachments

- Work as Executed Plans - prepared by Usher & Company dated 20 Apr 2021
- Arch GA Plan Level 0-9.3.21
- Bushfire APZ Certification - prepared by Lew Short of Black Ash Bushfire Consulting dated 20 May 2021
- Bushfire Measures Compliance Certificate - External solid Doors prepared by John Mills of Sound Construction Group dated 29 Mar 2021
- Bushfire Measures Compliance Certificate - prepared by Steve Azzopardi of Brickmen Constructions Australia Pty Ltd dated 10 May 2021
- Ceiling Heights Statement Endorsement Rev 3 - prepared by Peter Kraus and Jim Lewis of NSW Government Education dated 24 May 2021
- COLA Cladding Statement prepared by Anthea Doyle of NBRS Architecture dated 26 May 2021
- Emergency Management Plan prepared by Deb Smithers of Lindfield Learning Village dated 28 May 2021
- Fire Engineering Conformance Report No.113326-FECCR\_R3- Rev R5 prepared by Andrew Sung of Stephen Gruibits & Associates dated 2 June 2021
- FRNSW Statement Endorsement Rev 4 - prepared by Peter Kraus and Jim Lewis of NSW Government Education dated 24 May 2021
- Installation Certificate - Civil Works prepared by Matthew Stephan of ACE Civil Pty Ltd dated 20 May 2021
- Installation Certificate - Fire Hose Reel and Fire Hydrant Systems prepared by Nathan Hanna of Hanna Bros Construction Pty Ltd dated 11 May 2021
- Installation Certificate - Hydraulic Services prepared by Nathan Hanna of Hanna Bros Construction Pty Ltd dated 11 May 2021
- Installation Certificate - Accessible Sanitary Facilities prepared by John Mills of Sound Construction Group dated 18 Feb 2021
- Installation Certificate - Accessible Sanitary Facilities prepared by Nathan Hanna of Hanna Bros Construction Pty Ltd dated 11 May 2021
- Installation Certificate - Building Fabric and thermal Construction, Fire Hazard Properties, Roof Coverings and Sarking prepared by Simon Carnovale of AGF Metal Roofing Pty Ltd dated 17 May 2021
- Installation Certificate - Civil prepared by Birzulis Associates, dated 2 June 2021
- Installation Certificate - Civil Works prepared by Cameron Amri of Birzulis Associates Pty Ltd dated 14 Apr 2021
- Installation Certificate - Door Hardware prepared by John Mills of Sound Construction Group dated 18 Feb 2021
- Installation Certificate - Electrical Installation prepared by Bruno Rao of Raston Group dated 10 May 2021
- Installation Certificate - Fire Hazard Properties of Internal Linings prepared by Ryan L'estrage of Carpet Cutters Commercial Pty Ltd dated 17 May 2021
- Installation Certificate - Fire Rated Dry Walls and Fire Services prepared by Wengiang Yao of YH Interiors Company Pty Ltd dated 11 May 2021
- Installation Certificate - Fire Seals Schedule prepared by JEC Air Conditioning Services Pty Ltd dated 14 Apr 2021
- Installation Certificate - Fire Services Installation prepared by Kris Barnes of Evolution Fire Protection dated 14 May 2021
- Installation Certificate - Glazing External prepared by Thomas Yang of Fly Engineering Pty Ltd dated 13 May 2021
- Installation Certificate - Glazing External prepared by Brendan Kennedy of Smoke Control Systems Pty Ltd
- Installation Certificate - Glazing External and Internal prepared by Paul Borg of Supplied Holdings Pty Ltd dated 14 May 2021
- Installation Certificate - Hearing Argumentation prepared by Bruno Rao of Raston Group dated 10 May

2021

- Installation Certificate - Landscaping prepared by Michael Platt of Stone Will Landscaping dated 26 Apr 2021
- Installation Certificate - Lift (H) prepared by Kurt Russell of Kleemann Elevators Australia dated 20 May 2021
- Installation Certificate - Main Contractor Consistency Statement; Ceiling Heights and Facilities for Energy Monitoring prepared by Dennis van Raalte of Hindmarsh dated 10 May 2021
- Installation Certificate - Mechanical Services prepared by Navid Hamidi of JEC Air Conditioning Services dated 14 May 2021
- Installation Certificate - Portable Fire Extinguishers, Sprinkler System & Wall Wetting System and Fire Seals prepared by Greg Roberts of Stop Fire Pty Ltd dated 14 May 2021
- Installation Certificate - Smoke Proof Construction and Fire Seals prepared by Bruno Rao of Raston Group dated 10 May 2021
- Installation Certificate - Smoke Proof Construction, Fire Door and Windows prepared by John Mills of Sound Construction Group dated 18 Feb 2021
- Installation Certificate - Smoke Proof Construction; Fire Doors and Windows prepared by Brendan Kennedy of Smoke Control Systems Pty Ltd
- Installation Certificate - Stair Construction; Stair Treads and Raisers prepared by Brendan O'Sullivan of Datum Group Pty Ltd dated 12 May 2021
- Installation Certificate - Stair Treads and Risers and Slip Resistance prepared by Ryan L'estrange of Carpet Cutters Commercial Pty Ltd dated 17 May 2021
- Installation Certificate - Structural Works Design Compliance prepared by Michael Grogan of Birzulis Associates dated 18 May 2021
- Installation Certificate - Structural Works Facade prepared by Wengiang Yao of YH Interiors Company Pty Ltd dated 11 May 2021
- Installation Certificate - Structural Works prepared by Paul Giles of Australian Structural Steel Pty Ltd dated 13 May 2021
- Installation Certificate - Structural Works prepared by Paul Borg of Supplied Holdings Pty Ltd dated 14 May 2021
- Installation Certificate - Structural Works, Balustrading, Handrails and Stair Width prepared by Thomas Yang of Fly Engineering Pty Ltd dated 13 May 2021
- Installation Certificate - TGSI's and Stair Treads and Risers prepared by Marcus Deayton of Walmay Architectural Product P/L dated 17 May 2021
- Installation Certificate - Warning & Operational Signs prepared by Matthew Hayes of WARG Pty Ltd dated 10 May 2021
- Installation Certificate - Waterproofing Wet Area prepared by Josef Bayssari of 1st Class Waterproofing dated 13 May 2021
- Installation Certificate - Window Cleaning prepared by Adam Waters of RIS Safety dated 13 May 2021
- Interim Fire Safety Certificate dated 21 May 2021
- Road Safety Audit prepared by AMWC dated 2 June 2021
- Road Safety Audit prepared by ARUP dated 2 June 2021
- Roof & Facade Bushfire Measures Conformance Report No.113326-BMCRE-R2 - Rev 4 prepared by Andrew Sung of Stephen Grubits & Associates dated 2 June 2021

## APPENDIX B

### Fire Safety Schedule

(Pursuant to Clause 168 of the Environmental Planning and Assessment Regulation 2000)

#### FIRE SAFETY SCHEDULE - LLV PHASE 1

Fire Safety Measures	Status*	Minimum Standard of Performance
Access panels and doors to fire resisting shafts	E	BCA2016 Clause C3.13
Automatic fire detection and alarm system	E	BCA2016 Clause E2.2a, Clause 4, 5 & 6 of Specification E2.2a and ASI 670.1-2015 & Fire Engineering Report prepared by Affinity Fire Engineering, report no. 162130_FER_05, Revision B, dated 21/3/19
Automatic fire suppression system (sprinkler system)	E	BCA2016 Clause E1 .5, AS2118.1-1999 & Fire Engineering Report prepared by Affinity Fire Engineering, report no. 162130_FER_05, Revision B, dated 21/3/19
Automatic fail safe device (automatic closing device to certain fire doors)	E	BCA2016 Clause C3.5 (b)
Automatic fail safe device (fail-safe devices to unlock doors to woodwork and kitchen from corridor in Zone A)	E	BCA2016 Clause D2.21
Automatic fail safe device (fail-safe devices to unlock doors of main entry and lobby at Level 5)	E	BCA2016 Clause D2.21
Drencher protected glazing (Level 6, Zone C store room)	E	Tyco Data Sheet (APPENDIX F) Section 2 in AS4118.2.1:1995 AS2419.1 :2005 & Fire Engineering Report prepared by Affinity Fire Engineering, report no. 162130 FER_05, Revision B, dated 21/3/19
Emergency lighting	E	BCA2016 Clauses E4.2 & E4.4, AS2293.1-2005
Exit signs	E	BCA2016 Clauses E4.5, E4.6 & E4.8, AS2293.12005
Fire dampers	E	BCA2016 Clause C3.15, Specification C3.15, Clause E2.2, AS 1530.4-2014, AS/NZS1668.12015, AS1682.1 & 2 & Fire Engineering Report prepared by Affinity Fire Engineering, report no. 162130_FER_05, Revision B, dated 21/3/19
Fire doors	E	BCA2016 Specification C3.4, ASI 905.1-2015
Fire hose reel system	E	BCA2016 Clause E1 .4, AS2441-2005 & Fire Engineering Report prepared by Affinity Fire Engineering, report no. 162130 FER 05, Revision B, dated 21/3/19
Fire hydrant system	E	BCA2016 Clause E1 .3, AS2419.1-2005 & & Fire Engineering Report prepared by Affinity Fire Engineering, report no. 162130 FER 05, Revision B, dated 21/3/19

Fire seals protecting openings in fire resisting components of the building	E	BCA2016 Clause C3.15 & Specification C3.15
Lightweight fire-rated construction (Promatect 250 covering to structural columns and beams in Auditorium) (Cafc0300 spray to Auditorium structural steel under stage and to plenum) (Trafalgar BH3-120 Maxilite board enclosure to cable tray within Level 3 carpark) (Fire-rated plasterboard wall systems)	E	BCA2016 Clause / Specification Cl .8, ASI 530.4 & Manufacturer's installation instructions
Mechanical air handling systems Automatic shutdown of air-handling systems	E	BCA2016 NSW Table E2.2b, Clause 5 of Specification E2.2a & AS 1670.1-2015
Mechanical air handling systems Smoke exhaust system to Performing Arts Auditorium fire compartment	E	BCA2016 NSW Table E2.2b, Specification E2.2b & AS/NZS1668.1-2015
Paths of travel, stairways, passageways or ramps	E	BCA2016 Section D & EP&A Regulation 2000 Clause 184 to 186
Portable fire extinguishers	E	BCA2016 Clause E1 .6, AS2444-2001 & Fire Engineering Report prepared by Affinity Fire Engineering, report no. 162130 FER 05, Revision B, dated 21/3/19
Required automatic exit doors	E	BCA2016 Clause 02.19
Sound system and intercom systems for emergency purposes (EWIS)	E	BCA2016 Clause E4.9, ASI 670.4-2015 & Fire Engineering Report prepared by Affinity Fire Engineering, report no. 162130 FER 05, Revision B, dated 21/3/19
Smoke dampers	E	BCA2016 Clause E2.2(b), Clause 7.5 of AS 1670.1
Warning and operational signs <ul style="list-style-type: none"> <li>• signs on fire doors</li> <li>• fire exit signs</li> <li>• Lift warning signage</li> <li>• Signage to mechanical fire dampers in Zones A &amp; E</li> </ul>	E	BCA2016 Clause D2.23 EP&A Regulation 2000 Clause 183 BCA2016 Clause E3.3 Fire Engineering Report prepared by Affinity Fire Engineering, report no. 162130 FER 05, Revision B, dated 21/3/19
Building Management Plan	E	Fire Engineering Report prepared by Affinity Fire Engineering, report no. 162130 FER 05, Revision B, dated 21/3/19

## Notes

\* Indicate whether the measure is new (N), existing (E) or Modified (M)

\*\* Date (DD-MM-YY) measure was assessed by a properly qualified person

## FIRE SAFETY SCHEDULE – LLV PHASE 2

Fire Safety Measures	Status*	Minimum Standard of Performance
Access panels, doors to fire-resisting shafts	N	BCA 2019 Clause C3.13, AS 1905.1-2015, AS1905.2-2005.
Automatic fail-safe devices	N	BCA 2019, D2.21, clause C3.5 (b) and AS 1670.1-2018
Automatic fire detection and alarm system	N	BCA 2019 Clause E2.2a, Spec. E2.2a, and AS 1670.1-2018  Fire Engineering Report No. 2018/321 R7.0 prepared by Stephen Grubits & Associates, dated 18.12.2020
Automatic fire suppression system	N	BCA 2019, Spec. E1.5, Spec. E2.2, AS 2118.1- 2017  Fire Engineering Report No. 2018/321 R7.0 prepared by Stephen Grubits & Associates, dated 18.12.2020
Emergency evacuation procedures	N	Clause 43 of the Work Health & Safety Regulation 2011
Emergency lighting	N	BCA 2019 Clause E4.2, E4.3 E4.4, AS 2293.1-2005
Exit and directional signage	N	BCA 2019 Clause E4.5, NSW E4.6 & E4.8, Spec E4.8 and AS 2293.1-2005,
Emergency warning and intercommunication systems	N	BCA 2019 Clause E4.9, AS 1670.4-2018
Fire control centres	N	BCA 2016 Clause E1.8, Spec E1.8
Fire dampers	N	BCA 2019 Clause E2.2, C2.5, C3.12, C3.15, Spec E1.8, Spec E2.2, Spec C2.5, AS/NZS 1668.1-2015, AS 1682.1-2015, AS 1682.2-2015  Fire Engineering Report No. 2018/321 R7.0 prepared by Stephen Grubits & Associates, dated 18.12.2020
Fire doors	N	BCA 2019 Clause C2.12, C2.13, C3.4, C3.6, C3.8, Spec C3.4,

		AS 1905.1-2015
Fire hose reel systems	N	BCA 2019 Clause E1.4, AS 2441-2005  Fire Engineering Report No. 2018/321 R7.0 prepared by Stephen Grubits & Associates, dated 18.12.2020
Fire hydrant systems	N	BCA 2019 Clause C2.12, E1.3, AS 2419.1-2005  Fire Engineering Report No. 2018/321 R7.0 prepared by Stephen Grubits & Associates, dated 18.12.2020
Fire seals (protecting openings and service penetrations in fire resisting components of the building)	N	BCA 2019 Clause C3.12, C3.15, Spec C3.15, AS 4072.1-2005, AS 1530.4-2014, Manufacturer's specifications
Fire Shutters	N	BCA 2019, Clause D1.7, C3.4 and spec. C3.4  Fire Engineering Report No. 2018/321 R7.0 prepared by Stephen Grubits & Associates, dated 18.12.2020
Fire windows (including frame)	N	BCA 2019 Clause C3.4, BCA Spec C3.4, AS 1288-2006  Fire Engineering Report No. 2018/321 R7.0 prepared by Stephen Grubits & Associates, dated 18.12.2020
Lightweight construction	N	BCA 2019 Clause C1.8, Spec A2.3, Spec C1.8, Manufacturer's specifications  Fire Engineering Report No. 2018/321 R7.0 prepared by Stephen Grubits & Associates, dated 18.12.2020
Mechanical air handling systems	N	BCA 2019 Clause C2.3, E2.2, Spec. E1.8, Spec E2.2a, Spec G3.8, AS/NZS 1668.1-2015, AS 1668.2-2012  Fire Engineering Report No. 2018/321 R7.0 prepared by Stephen Grubits & Associates, dated 18.12.2020
Openings in fire-isolated lift shafts	N	BCA 2019 Clause C3.10, AS 1735.11-1986
Path of travel for stairways, passageway and ramps	N	Clauses 183-186 of the Environmental Planning and Assessment Regulation 2000



		Fire Engineering Report No. 2018/321 R7.0 prepared by Stephen Grubits & Associates, dated 18.12.2020
Portable fire extinguishers	N	BCA 2019 Clause E1.6 and AS 2444-2001
Required automatic exit doors	N	BCA 2019 Clause D2.19, D2.21
Sound systems and intercom systems for emergency purposes	N	BCA 2019 Clause E4.9, G3.8, AS 1670.4-2015
Wall wetting sprinkler and drencher systems	N	BCA 2019 Clause C3.4, Spec G3.8, AS 2118.2-2010
Warning and operational signs	N	BCA 2016 Clause C3.6, D2.23, E3.3, Spec E1.8, Clause 183 of the Environmental Planning and Assessment Regulation 2000
Fire Engineering Report No. 2018/321 R7.0 prepared by Stephen Grubits & Associates, dated 18.12.2020	N	<p>The storage area within fire compartment B has a floor area greater than 10% of floor area of level 2. The use of this area is Class 7b (storage) which requires building element to achieve an FRL of not less than 240/240/240 or the area being fire-separated by a firewall which achieves an FRL of not less than 240/240/240.</p> <p>There is an opening connecting Fire Compartment F and Fire Compartment 5 of Level 5 Zone F. It is proposed to provide a fire-resisting curtain to fire-separate the two fire compartments in lieu of a sliding fire door due to limitations in cavity space for the sliding door.</p> <p>Fire-isolated stairway M1 is provided with openings within the external wall of the fire-isolated stair M1 throughout Levels 1-4 of Zone M, which are within 6 m of other openings but are not to be protected in accordance with Clause C3.4 of the BCA.</p> <p>Level 3 Zone J – There is an existing internal stairway which currently connects four (4) storeys. It is proposed to fire-separate the stairway at Level 3 by a new wall, tempered glazing and fire-resisting curtain. The whole stairway is required to be contained within a fire-isolated shaft which discharges outside the building.</p> <p>The following areas exceed the maximum allowable travel distance to an exit:</p> <ul style="list-style-type: none"> <li>• Level 1 Zone P – Travel distance to a point of choice from Plant Room is greater than 20 m of up to 25 m;</li> <li>• Level 2 Zone K – Travel distance to a point of choice from GA Store is greater than 20 m of up to 25 m;</li> <li>• Level 2 Zone N – Travel distance to a point of choice exceeds 20 m up to 25 m;</li> <li>• Level 3 Zone K – <ul style="list-style-type: none"> <li>o Travel distance to required exit exceeds 40 m of up</li> </ul> </li> </ul>

- o to 45 m;
- o Travel distance to point of choice exceeds 20 m of up to 35 m;
- Level 3 Zone N –
  - o Travel distance to a point of choice exceeds 20 m of up to 30 m; and
  - o Travel distances to a required exit exceeds 40 m of up to 50 m.
- Level 4 Zone K –
  - o Travel distance to a point of choice exceeds 20 m of up to 47 m; and
  - o Travel distance to the nearest exit exceeds 40 m of up to 60 m.
- Level 4 Zone N –
  - o Travel distance to a point of choice exceeds 20 m of up to 30 m; and
  - o Travel distance to the nearest exit exceeds 40 m of up to 50 m.
- Level 4 Zone P – Travel distance to a point of choice exceeds 20 m of up to 21 m.

The following areas exceed the maximum allowable travel distance to an exit:

- Level 2 Zone P - Travel distance between alternative exits exceed 60 m of up to 68 m.
- Level 3 Zone P - Travel distance between alternative exits exceed 60 m of up to 80 m.
- Level 4 Zone F – Travel distance between alternative exits exceed 60 m of up to 65 m.

The following area exceed the maximum allowable travel distance:

- Level 3 Zone J (Carpark) –
  - o Travel distance between alternative exits exceed 60 m of up to 72 m

- The required internal stairway Stair G3 connecting Level 4 and Level 5 on Zone G of the building has a reduced unobstructed width of 0.9 m in lieu of the required 1 m;
- The required spiral stairway Stair P4 on Level 4 Zone P of the building has a reduced unobstructed width of 0.8 m in lieu of the required 1 m; and
- The required spiral stairway on Level 6 Zone J of the building has a reduced unobstructed width of 0.8 m in lieu of the required 1 m.

Level 2 Zone K – The fire-isolated stairway discharges into public corridor before access to required exits that leads to the terrace. The path of travel to open space necessitates access past window and doorway opening.

- Level 2 – Zone P – Required exits that discharge onto external terraces (Level 2) where the path of travel to the public road, necessitates passing underneath covered area (shade sails) as it is not considered to be open to the sky.
- Level 2 – Zone N – Required exit that discharge onto

the outside necessitates passing underneath the COLA, which is considered not to be an open space.

- Level 1 – Zone P – Required exit that discharge onto the outside necessitates passing underneath a covered Walkway N1.1, which is considered not to be an open space.

Internal hydrant outlets are to be omitted within the landings of Stair K5 on Levels 3-5 of Zone K. Therefore, hydrant coverage is proposed to be provided from other hydrants from Stair K1 throughout Levels 3-5 of Zone K, which would require hose length of up to 60 m.

Internal hydrant outlets are to be provided within a fire-isolated lobby in lieu of being within the landings of Stair K5 on Level 6 Zone K.

The following extended travels are in relation to the completion of construction phase Stage 2A, prior to completion of Stage 2B. Once Stage 2B is complete, the following extended travel distances will be compliant with DTS Provisions of the BCA:

- Level 4 Zone J External Terrace –
  - o Travel distance to a point of choice exceeds 20 m of up to 25 m; and
  - o Travel distance between alternative exits exceed 60 m of up to 80 m

## Notes

\* Indicate whether the measure is new (N), existing (E) or Modified (M)

## **APPENDIX C**

### Conditions of NCC (BCA 2019) Crown Certificate:

- Completion of temporary measures as detailed in the Fire Engineering Conformance Report prepared by Stephen Grubits & Associates, dated 2 June 2021
- Completion of temporary measures as detailed in the Bushfire Compliance Report prepared by Stephen Grubits & Associates, dated 2 June 2021
- Reduction in ceiling heights as detailed in in the condition statement prepared by SINSW, dated 26 January 2021
- Lodgement of the fire engineering report has not been completed with FRNSW prepared by SINSW, dated 24 May 2021
- Reduced head height to the storeroom of 1900mm in lieu of 2100mm.
- Weatherproofing requirements have not been satisfied in accordance with the requirements of FP1.4 of the BCA.