Crown Development Certificate

Issued under Environmental Planning & Assessment Act 1979 – Part 6 Division 6.8 Section 6.28 (2),
Environmental Planning & Assessment Regulation 2000 – Part 13

Certificate Number: 20000325 / 6

Section A The Application

1. Details of the Applicant

Name:	NSW Department of Education, School Infrastructure NSW
Address:	Level 8, 259 George Street Sydney NSW 2000
Phone:	0436 457 455
Email:	Robin.Roy@det.nsw.edu.au
Application Number:	19000313

2. Details of the property

Unit / Street Number:	100
Street Name:	Eton Road
Suburb & Postcode:	Lindfield
Title Particulars (Lot & DP/SP):	Lot 2 & 4 / DP 1151638

3. Description of the proposed development subject of this Crown Approval Certificate

SSDA - Balance of works - Stage 2a, 2b and 2c

4. Estimated cost of works

$76,346,602.00

5. Development Consent (If applicable)

Development Consent No.:	SSD 8114 Linfield Learning Village
Date Development Consent issued:	21 Nov 2020
Name of Consent Authority:	Ku-ring-gai Council - Pymble

6. Date application for the Crown Approval Certificate was made

CC Application received:	10 May 2019

Section B Certifying Authority

Name:	Joel Lewis	Accreditation No.:	BDC2335
Entity:	Modern Building Consultants Pty Ltd trading as Modern Building Certifiers (ACN 165 354 218)		
Phone:	02 9939 1530		
Email:	info@mbc-group.com.au		
Address:	Suite 3 / 18 Sydney Road Manly NSW 2095		

Section C Building Classification

Class of the proposed building/s under the Building Code of Australia	9b

Section D Attachments

Refer to Appendix A for the Attachments for this Crown Approval Certificate

Section E Attachments

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

Section F Date of issue

Date of issue of this Certificate: 22 Jan 2021

Section G Certification

I certify that work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me as may be shown on that documentation) will comply with the technical provisions of the State's building laws, those being the regulations.

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed by Modern Building Certifiers.

Section H Signature

Signature:

Joel Lewis

Signed by:

Accreditation No. BDC2335

Date of endorsement: 22 Jan 2021

Certificate Number: 20000325 / 6

APPENDIX A - 20000325 / 6

Attachments

- Fire Engineering Report - Stephen Grubits & Associates - Report no. 2018/321 R7.0 - Dated 18.12.2020

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 El .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 El .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 El .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 El .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 • signs on fire doors • fire exit signs • Lift warning signage • Signage to mechanical fire dampers in Zones A & E	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 Fire Engineering Report - Stephen Grubits & Associates - Report no. 2018/321 R7.0, dated 18.12.2020
Automatic fire detection and alarm system	N	BCA 2019 Clause E2.2a, Spec. E2.2a, and AS 1670.1-2018 Fire Engineering Report - Stephen Grubits & Associates - Report no. 2018/321 R7.0, dated 18.12.2020
Automatic fire suppression system	N	BCA 2019, Spec. E1.5, Spec. E2.2, AS 2118.1- 2017 Fire Engineering Report - Stephen Grubits & Associates - Report no. 2018/321 R7.0, dated 18.12.2020
Emergency evacuation procedures	N	Clause 43 of the Work Health & Safety Regulation 2011 Fire Engineering Report - Stephen Grubits & Associates - Report no. 2018/321 R7.0, dated 18.12.2020
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 doors	N	BCA 2019 Clause C2.12, C2.13, C3.4, C3.6, C3.8, Spec C3.4, AS 1905.1-2015 Fire Engineering Report - Stephen Grubits & Associates - Report no. 2018/321 R7.0, dated 18.12.2020
Fire hose reel systems	N	BCA 2019 Clause E1.4, AS 2441-2005
Fire hydrant systems	N	BCA 2019 Clause C2.12, E1.3, AS 2419.1-2005 Fire Engineering Report - Stephen Grubits & Associates - Report no. 2018/321 R7.0, 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 windows (including frame)	N	BCA 2019 Clause C3.4, BCA Spec C3.4, AS 1288-2006
Lightweight construction	N	BCA 2019 Clause C1.8, Spec A2.3, Spec C1.8, Manufacturer's specifications
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
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 - Stephen Grubits & Associates -

		Report no. 2018/321 R7.0, 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 - Stephen Grubits & Associates - Report no. 2018/321 R7.0, dated 18.12.2020		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.
		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.
		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.
		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.
		The following areas exceed the maximum allowable travel distance to an exit: ☒ Level 1 Zone P – Travel distance to a point of choice from Plant Room is greater than 20 m of up to 25 m; ☒ Level 2 Zone K – Travel distance to a point of choice from GA Store is greater than 20 m of up to 25 m; ☒ Level 2 Zone N – Travel distance to a point of choice exceeds 20 m up to 25 m; ☒ Level 3 Zone K –

	o Travel distance to required exit exceeds 40 m of up 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)

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

APPENDIX C
Conditions of NCC (BCA 2019) Crown Certificate:

This Crown Certificate has been issued subject to the following conditions:

1. No approval is given nor implied for the construction of works beyond the scope specifically approved by this Crown Certificate.

2. All building works associated with the subject development are to be carried out in accordance with the approved documentation. Any departure from the documentation cannot be undertaken without the review and approval by MBC.

3. Where there is any conflict between the Design Documentation and the advice provided by MBC, the advice issued takes precedence unless approved by MBC.

BCA Compliance Conditions:

4. The building is required to be designed in accordance with Table 3 of Specification C1.1 of the Building Code of Australia 2019. The building is required to be Type A Construction;
5. Building elements must be non-combustible in accordance with C1.9 of the BCA;
6. Fire wall construction will comply with Clause C2.7 and Specification C1.1 of the BCA;
7. Materials, floor and wall linings/coverings, surface finished, and air-handling ductwork and insulation used in the works will comply with the fire hazard properties of Clause C1.10, NSW Clause C1.10, Specification C1.10 and NSW Specification C1.10 of BCA;
8. Equipment must be separated in accordance with Clause C2.12 of BCA;
9. Any electricity substation and any main switch room sustaining emergency equipment required to operate in emergency mode, must be separated from the remaining building with construction having an FRL 120/120/120 and provided with self-closing -/120/130 fire doors in accordance with Clause C2.13 of BCA;
10. Services penetrating elements required to possess an FRL including the floor slabs, walls, shafts, etc. must be protected in accordance with Clause C3.12, C3.13 and C3.15 and Specification C3.15 of BCA;
11. The top and bottom of the fire rated shafts must achieve an FRL not less than the FRL required for the walls of the shaft in accordance with Clause 2.7 of Specification C1.1 of BCA;
12. The dimensions of exits and paths of travel to exits must be provided in accordance with Clause D1.6 of BCA, other than where BCA compliance is achieved via a Performance Solution;
13. The construction of EDB’s and telecommunications distribution boards must be in accordance with Clause D2.7 of BCA with the enclosure bounded by non-combustible construction or fire protective covering and smoke seals provided around the perimeter of the non-combustible doors and any openings sealed with non-combustible mastic to prevent smoke spreading from the enclosure.
14. New handrails and balustrades to all stairs and throughout the building must be in accordance with Clause D2.16, D2.17 and D3.3 of BCA;
15. Waterproofing of all wet areas to the building must be carried out in accordance with Clause F1.7 of BCA 2019 and AS3740;
16. Damp proofing of the proposed structure must be carried out in accordance with Clause F1.9 and F1.10 of BCA;

Structural Elements:

17. The material and forms of construction for the proposed works must be in accordance with Clause B1.2, B1.4 and B1.6 of BCA 2019 as follows:
    - Dead and Live Loads – AS1170.1
    - Wind Loads – AS1170.2;
    - Earthquake actions – AS1170.4
    - Concrete Construction – AS3600;
    - Steel Construction AS4100;
    - Aluminium Construction – AS/NZS1664.1 or 2
18. The FRL's of the structural elements for the works must comply with Table 3 of Specification C1.1 of BCA 2019 for a building of Type A Construction;
19. The lift shaft must have an FRL in accordance with Clause C2.10 and Specification C1.1 of BCA;
20. Lightweight construction used to achieve required fire resistance levels must comply with Specification C1.8 of BCA;
21. The construction joints to the structure must be in accordance with Clause C3.16 of BCA to maintain the FRL integrity of the elements

Passenger Lifts:

22. New lifts must be provided with stretcher facilities in accordance with Clause E3.2 of BCA and must be capable of accommodating a stretcher with a patient lying horizontally by proving a clear space not less than 600mm wide x 2000mm long x 1400mm high above the floor level;
23. Passenger lifts must be installed/upgraded to comply with Part E3 of the BCA and reference Australian Standards;
24. Access and egress to the lift well landings must comply with the Deemed-to-Satisfy Provisions of D3 of the BCA, and must be suitable to accommodate disabled persons;
25. The type of lifts must also be suitable to accommodate persons with a disability in accordance with Clause E3.6, Table E3.6a, and must have accessible features in accordance with Table E3.6b of BCA;

Electrical Services:

26. New artificial lighting must be installed in accordance Clause F4.4 of BCA 2019 and AS/NZS 1680.0.
27. New lighting power and controls must be installed in accordance with Part J6 of BCA;
28. Facilities for Energy Monitoring must comply with Clause J8.3 of BCA;
29. Emergency lighting must comply with Clause E4.2, E4.4 of BCA 2019 and AS2293.1;
30. Exit signage must comply with Clause E4.5, E4.7, and E4.8 of BCA 2019 and AS2293.1;

Fire Services:

31. A smoke detection and alarm system must comply with NSW Table E2.2b, and Clause 5 of Specification E2.2a of BCA;
32. A sound system and intercom system for emergency purposes (EWIS) must comply with Clause E4.9 of BCA;
33. The installation of the sprinkler system must comply with BCA Specification E1.5 and AS2118.1-2017;

Hydraulic Services:

34. Fire hose reels must comply Clause E1.4 of BCA 2019 and AS2441;
35. Fire hydrant system installation must comply with Clause E1.3 of BCA 2019 and AS2419.1;
36. Storm water drainage must comply with Clause F1.1 of BCA 2019 and ASNZS3500.3;
37. New heated water supply systems must comply NCC Volume 3 – Plumbing code and Clause J7.2 of BCA;

Mechanical Services:

38. Mechanical ventilation works must comply Clauses F4.5, E2.2, Table E2.2b, Spec. E2.2a & Spec.E2.2b of BCA 2019, and AS/NZS 1668.1 and AS 1668.2;
39. Ventilation works to the commercial kitchen must comply with Clause F4.12 of BCA 2019, and AS/NZS 1668.1 and AS1668.2;
40. The air-conditioning and ventilations systems works must comply with Part J5 of BCA 2019