

Issued under Environmental Planning & Assessment Act 1979 No. 203
Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021

Certificate Number: 20000325 / 12

SECTION A THE APPLICATION

Details of the Applicant

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

Details of the property

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

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.

Description of the Development Subject of this Certificate

Rooftop mechanical plant and associated screening

Class of Building

Classification of the building/s under the Building Code of Australia: 9b

Date of Application

Date Application was received: 12 Jul 2022

Section B Development Consent Details (If applicable)

SSD 8114 issued 21 Nov 2020
S6.28 Reference number: SSD 8114 MOD 2 issued 12 March 2021
SSD 8114 MOD 5 issued 21 Dec 2021

Section C Authority Having Jurisdiction

Name: Joel Lewis Accreditation No.: BDC2335
Phone: 02 9939 1530
Email: admin@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:	14 Jul 2022
Certificate Number:	20000325 / 12

Section H Dates

Date of this Certificate: 14 Jul 2022

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- Architectural Plans prepared by NBRS Architecture - DWG No. AR-2305H (8), AR-2305J (10), AR-2305M (6), AR-2305N (7), AR-2306G (5), AR-2306K (7), AR-6109 (4), AR-6110 (3), AR-6111 (3) LLV-2305 (-), LLV-2306 (-), SYD20376-M-H106 (A), SYD20376-M-M105 (A)
- External Plant Noise Compliance Test Report prepared by White Noise Acoustics endorsed by Ben White dated 18 May 2022
- Fire Engineering Technical Note prepared by Stephen Grubits and Associates dated 13 Aug 2021
- Heritage Impact Statement prepared by Urbis endorsed by Alexandria Barnier dated 06 Aug 2021
- Installation Certificate - Mechanical Ventilation, Kitchen Exhaust, Smoke Proof Construction, Facilities for Energy Monitoring, Fire Dampers prepared by JEC Air-Conditioning Services endorsed by Navid Hamidi dated 08 Jul 2022
- Installation Certificate - Structural Works prepared by Birzulis Associates endorsed by Jonathan Walujono dated 11 Jul 2022
- Structural Design Certificate prepared by Birzulis Associates Pty Ltd endorsed by J Walujono dated 13 Aug 2021
- View Sharing Analysis Report prepared by Urbis dated Sep 2021

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,

APPENDIX C DETAILS OF PERFORMANCE SOLUTION REPORT

		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"> • 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



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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,

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		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,

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		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 R1 prepared by Stephen Grubits & Associates, dated 28 June 2021	N	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

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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.

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	<p>The following area exceed the maximum allowable travel distance:</p> <ul style="list-style-type: none"> Level 3 Zone J (Carpark) – <ul style="list-style-type: none"> 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. <p>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.</p> <p>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.</p> <p>Internal hydrant outlets are to be omitted within the landings of Stair K5 on Levels 3-5 of Zone K. However, the hydrants outlets are be provided outside the fire-isolated stairway, approximately. 5m away from the stair door.</p> <p>Further, Internal hydrant outlet is to be provided within a fire-isolated lobby in lieu of being within the landings of Stair K5 on Level 6 Zone K.</p> <p>Plant room in level 6 Zone K is provided with on exit in lieu of two.</p>
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Notes

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APPENDIX C

Conditions of NCC (BCA 2019) Crown Certificate:

- Reduction in ceiling heights as detailed 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 8 Sep 2021
- Reduced head height to the storeroom of 1900mm in lieu of 2100mm.
- SSDA Condition 28 has not been completed.