



BLACKETT  
MAGUIRE+  
GOLDSMITH

## BCA CROWN CERTIFICATE

*Pursuant to Section 6.28 of the Environmental Planning & Assessment Act 1979*

<b>CERTIFICATE No.:</b>	CRO-21075
<b>DATE OF CERTIFICATE:</b>	08 November 2021
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 101 DP 1141329
Address	66 Binalong Road TOONGABBIE NSW 2146
<b>LOCAL GOVERNMENT AREA:</b>	City of Parramatta Council
<b>APPLICANT:</b>	
Name	Katy Johnson
Company	NSW Department of Education
Address	GPO Box 33 SYDNEY NSW 2001
Phone/Email	Phone: 1300 482 651 Email: kathy.johnson@det.nsw.edu.au
<b>OWNER:</b>	
Name	NSW Department of Education
Address	Level 8, 259 George Street SYDNEY NSW 2000
Phone / Email	Phone: 1300 482 651
<b>PLANNING APPROVAL:</b>	
SSD No.:	SSD-9579147
Date of Determination	27 August 2021
<b>DESCRIPTION OF DEVELOPMENT:</b>	Construction of a new three-storey courtyard building containing a library, lecture theatre, general learning areas, senior student learning facilities, multi-media centre, administration space and staff and student amenities, reconfiguration of existing carparking, provision of new bicycle parking and pedestrian infrastructure upgrades including new raised pedestrian crossings on Binalong Road and Bungaree Road and associated works including tree removal, site remediation, new covered walkways, upgraded landscaping and school signage.
<b>BCA CLASSIFICATION:</b>	Class 9b & 5
<b>REFERENCED DOCUMENTATION:</b>	As listed in Schedule 1
<b>STATUTORY CERTIFICATION:</b>	

*Pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979, Blackett Maguire + Goldsmith Pty Ltd hereby certifies that the building works have been designed in accordance with the Building Code of Australia 2019 Amendment 1, subject to the attached Conditions.*

**CONDITIONS:** As listed in Schedule 2

**PERSON UNDERTAKING CERTIFICATION  
OF DESIGN ON BEHALF OF THE CROWN:**

SIGNATURE

Accredited Certifier in NSW  
Accreditation No.

  
Brian Maguire  
BDC 0241

Date: 08 November 2021

**Address** Suite 2.01,  
22-36 Mountain St  
Ultimo NSW 2007

**Postal** PO Box 167  
Broadway NSW 2007  
**ABN** 18 408 985 851

**Contact** Ph: 02 9211 7777  
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## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION

+ Architectural Plans prepared by Fulton trotters Architects:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
A-BLKH-2301	05	22 OCTOBER 2021	A-BLKH-2302	05	22 OCTOBER 2021
A-BLKH-2303	05	2 OCTOBER 2021	A-BLKH-2304	05	22 OCTOBER 2021
A-BLKH-2305	05	22 OCTOBER 2021	A-BLKH-2306	05	22 OCTOBER 2021
A-BLKH-3101	06	22 OCTOBER 2021	A-BLKH-3102	06	22 OCTOBER 2021
A-BLKH-3103	06	22 OCTOBER 2021	A-BLKH-4301	06	22 OCTOBER 2021
A-BLKH-4302	06	22 OCTOBER 2021	A-BLKH-4303	06	22 OCTOBER 2021
A-EXT-1011	05	22 OCTOBER 2021			

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Application Form	NSW Department of Education	19 October 2021
2.	Detail Survey Plan	Project Surveyors	25 February 2021
3.	Design Statement – No Timber Primary Building Elements	Fulton Trotter Architects Pty Ltd	25 October 2021
4.	Design Statement – FP1.4 & External Wall System Disclosure Statement	Fulton Trotter Architects Pty Ltd	25 October 2021
5.	Design Statement – External Walls	Fulton Trotter Architects Pty Ltd	25 October 2021
6.	Design Statement – Structural	Indesco Pty Ltd	26 October 2021
7.	Design Statement – Electrical Services	Erbas	26 October 2021
8.	Design Statement – Mechanical Services	ICR Air Conditioning	26 October 2021
9.	Design Statement – Hydraulic Services	Erbas	26 October 2021
10.	Design Statement – Fire Services	GMC Fire Pty Ltd	28 October 2021
11.	JV2 / JV3 Compliance Report	Erbas	22 October 2021
12.	Design Certificate – Landscaping	Ground Ink Landscape Architects	22 October 2021
13.	Energy Cables & Services Plana	Endeavour Energy	Various
14.	Design Statement – Building Works constructed in accordance with the relevant requirements of the BCA.	Indesco Pty Ltd	26 October 2021
15.	Design Statement – External Walls	Fulton Trotter Architects Pty Ltd	25 October 2021
16.	Design Statement – External Walls	Indesco Pty Ltd	26 October 2021
17.	Design Statement – External Colours & Materials	Fulton Trotter Architects Pty Ltd	25 October 2021
18.	Design Statement – External Colours & Materials	Indesco Pty Ltd	26 October 2021
19.	Design Certificate – Structural	Indesco Pty Ltd	
20.	Structural Drawings	Fulton Trotter Architects Pty Ltd / Indesco Pty Ltd	26 October 2021
21.	Evidence of Council receipt of the submission of the Dilapidation Report	City of Parramatta Council	22 September 2021
22.	Evidence of Council submission of the Dilapidation Report	Taylor Construction Group PL	22 September 2021
23.	Evidence of PMOS submission to Endeavour Energy	AA Power Engineering	27 July 2021
24.	Evidence of submission of the section 73 Application	-	27 October 2021
25.	Evidence of Sydney Water Tap in Application	-	13 October 2021
26.	Evidence of submission of the PMOS design Brief to Endeavour Energy	AA Power Engineering	10 August 2021



27.	Asset Numbers Spreadsheet	Endeavour Energy	02 November 2021
28.	Connection Offer – Standard Connection Service	Endeavour Energy	15 June 2021
29.	Dilapidation Report	Project Solutions Pty Ltd	25 June 2021
30.	Project Close Out Letter	AusDilaps Pty Ltd	12 October 2021
31.	Pre Construction Condition Survey – 81 Binalong Road, Old Toongabbie	AusDilaps Pty Ltd	07 October 2021
32.	Pre Construction Condition Survey – 64 Binalong Road, Old Toongabbie	AusDilaps Pty Ltd	07 October 2021
33.	Pre Construction Condition Survey – 87 Binalong Road, Old Toongabbie	AusDilaps Pty Ltd	07 October 2021
34.	Pre Construction Condition Survey – 97 Binalong Road, Old Toongabbie	AusDilaps Pty Ltd	07 October 2021
35.	Pre Construction Condition Survey – 89 Binalong Road, Old Toongabbie	AusDilaps Pty Ltd	07 October 2021
36.	Pre Construction Condition Survey – 91 Binalong Road, Old Toongabbie	AusDilaps PL	07 October 2021
37.	Pre Construction Condition Survey – 99 Binalong Road, Old Toongabbie	AusDilaps PL	07 October 2021
38.	Pre Construction Condition Survey – 85 Binalong Road, Toongabbie	AusDilaps PL	08 October 2021
39.	Council submission of pre Construction Dilapidation Reports (SSD Condition B6 close out)	City of Parramatta Council	22 October 2021
40.	Communication and Engagement Summary Report Version. 03	NSW Department of Education	04 May 2021
41.	Construction Environmental Management Plan Revision. 03	Taylor Construction Group PL	01 November 2021
42.	SSD Condition B13 close out – CTPMSP Council Approval	City of Parramatta Council	28 October 2021
43.	Confirmation of Council commentary re CTPMSP addressed	TTW	01 November 2021
44.	Fire Engineering Report No. 21059-R01 Issue. 2	Innova Services	15 October 2021
45.	Construction Traffic Management and Pedestrian Management Sub-Pan (CTPMSP)	TTW	01 November 2021
46.	Construction Noise Vibration Management Sub-Plan (CNVMSP) Issue 4	PWNA	27 October 2021
47.	Construction Waste Management Sub-Plan Revision. 4	Taylor Construction Group PL	25 October 2021
48.	SSD Condition B16 email close out – Council receipt acknowledgment of Soil and Water Management Plan	City of Parramatta Council	01 November 2021
49.	SSD Condition B16 – Council submission of Soil and Water Management Plan	Taylor Construction Group PL	01 November 2021
50.	Soil and Water Management Plan Version. 03	Indesco	03 November 2021
51.	Quotation for Contaminated Site Audit	Phreatic Consulting PL	17 September 2021
52.	Signed Consultancy Agreement between Taylor Construction Group PL and Phreatic Consulting PL	Taylor Construction Group PL	27 September 2021
53.	Long Service Levy Receipt No. L0000018104	NSW Long Service Corporation	04 November 2021
54.	Main Specifications Revision B	Fulton Trotter Architects	08 October 2021
55.	Design Certificate – Weatherproofing of Roofing and External Walls	Fulton Trotter Architects	25 October 2021
56.	Design Compliance – Architectural	Fulton Trotter Architects	25 October 2021
57.	Design Certificate – Hydraulic	Erbas	26 October 2021
58.	Design Certificate – lifts	KONE Elevators PL	05 November 2021



59.	Brief: Performance Solutions Approval Document No. AMD21/25838	NSW Department of Education	29 October 2021
60.	Access Review Report Version. 2	Morris Goding Access Consulting	26 October 2021
61.	Design Statement – Structural	Taylor Construction Group PL	04 November 2021
62.	Design Statement – Civil Engineering	Indesco	04 November 2021
63.	Water Tap In Approval	Sydney Water	05 November 2021
64.	Reaction to Fire test Report No. RTF200379 Revision R1.0	WarrintonFire	09 December 2020
65.	Certificate of Conformity No. CM40221	CodeMark	17 May 2021
66.	Hydraulic Services Drawings	Fulton Trotter Architects	21 May 2021
67.	Fire Assessment Report No. FAS200042 Revision. R1.2	WarringtonFire	28 April 2021
68.	Test Report No. 16-006359	AWTA Product Testing	12 December 2016
69.	Test Report No. NR-18011B	CSR	11 October 2018
70.	Test Report No. NR-17001	CSR	15 Mark 2017
71.	Test Report No. 50738800.3 (Combustibility of Bricks)	Exova Warringtonfire	23 August 2018
72.	Certificate of Test No. FNE11605	CSIRO	11 February 2016
73.	Test Report No. 20-000702	AWTA Product Testing	11 February 2020
74.	External Wall System Disclosure Statement (Design)	Fulton Trotter Architects	04 November 2021
75.	Email close out – SSD Condition B1	DOPIE	03 November 2021
76.	DOPIE notification of Intention to Commence Works	NSW Department of Education	27 October 2021
77.	SSD Condition B5(a) close out Statement	Taylor Construction Group PL	04 November 2021
78.	SSD Condition B7 close out email receipt	DOPIE	03 November 2021
79.	DOPIE Submission of Community Communication Strategy	NSW Department of Education	01 November 2021
80.	Green Star Registration	Erbas	07 September 2021
81.	SSD Condition B8 close out	Erbas	05 November 2021
82.	Confirmation of Green Star Registration	Green Building Council Australia	-
83.	Electrical Plans	Fulton Trotters Architects	23 August 2021
84.	Design Statement – Electrical	Erbas	29 October 2021
85.	Demolition Works Plan	PF Civil PL	
86.	SSD Condition B12 close out	NSW Department of Education	05 October 2021
87.	SSD Condition B12 – List of Environmental Safeguards	NSW Department of Education	-
88.	Fire Hydrant Coverage Drawings	Moco Plumbing	22 October 2021
89.	CEMP Submission	Taylor Construction Group PL	05 October 2021
90.	Construction Traffic and Pedestrian Management Plan	TTW	05 November 2021
91.	Waste Management Plan Consultation	Taylor Construction Group PL	05 November 2021
92.	Post Approval Document Relating to B18	Department of Planning	03 November 2021
93.	Construction Works Transportation Strategy Submission	NSW Department of Education	03 November 2021
94.	Mechanical Acoustic Design Statement	PWNA	28 October 2021
95.	Operational Waste Storage Clarification	Taylor Construction Group PL	04 November 2021
96.	Contamination Assessment	Douglas Partners	May 2021
97.	Remediation Action Plan	Douglas Partners	May 2021



## **SCHEDULE 2**

### **CONDITIONS OF BCA CROWN CERTIFICATE**

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

1. This Crown Certificate does not certify compliance with the conditions of Development Consent. The building works should not commence until the Crown is satisfied that the conditions of development consent that are a pre-requisite to commencement have been appropriately addressed where relevant.
2. All building works associated with the subject development are to be carried out in accordance with the approved documentation listed above in Schedule 1.
3. All works associated with the MGAC Accessibility report dated 26 October 2021 are to be undertaken and implemented.
4. To address the requirements of Condition B5 the Section 73 compliance certificate prepared by Sydney water is to be obtained.
5. The statement prepared by PWNA dated 28 October is to be supplemented by a set of drawings which clearly show the noise mitigation measures identified in the SSD Application Acoustic Assessment dated 30 April 2021 and prepared by Aurecon prior to works associated with the installation of mechanical plant commencing.
6. Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements as described in DA condition B22 must be submitted to the satisfaction of BM+G.
7. Prior to the commencement of any footpath or public domain works evidence of consultation with Council is to be provided which demonstrates that the streetscape design and treatment meets the requirements of Council.
8. The comments and recommendations made in the BCA report prepared by BM+G are to be addressed.



### SCHEDULE 3

#### FIRE SAFETY SCHEDULE

*Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000*

<b>ADDRESS:</b>	66 Binalong Road Toongabbie
<b>OWNER</b>	NSW Department of Education
<b>BCA CROWN CERTIFICATE NO.:</b>	CRO-21075

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule, which, for the purposes of Clause 168 of the Environmental Planning and Assessment Regulation 2000, is deemed to be the current fire safety schedule for the building.

#### SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Automatic Fail Safe Devices	BCA Clause D2.21	✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018	✓
Emergency Evacuation Plan	AS 3745	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018	✓
Fire Blankets	AS 3504 – 2006 & AS2444 – 2001	✓
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 and manufacturer's specification	✓
Fire Doors	BCA Clause C2.12, C2.13, C3.4, C3.8; and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 – 2015 ( <i>automatic shutdown</i> )	✓
Paths of Travel	EP&A Regulation Clause 186	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause C3.6, D2.23, D3.6, E3.3	✓
Fire engineered Alternative Solutions relating to: + The method of protection afforded to the two external stairs serving Level 1 and Level 2 will not conform with the requirements of BCA Clause D1.8. + The fire hydrant booster assembly system is located on Binalong Road will not maintain a direct line of sight to all buildings on the allotment.	BCA Performance Requirements DP4, DP5, EP2.2 and EP1.3. Fire Safety Engineering Report prepared by Innova Services Report No. 21059-R01 Revision 2 dated 5 October 2021.	✓



## **SCHEDULE 4**

### INSPECTION REQUIREMENTS

#### **REQUIRED INSPECTIONS**

Please ensure that our office is contacted to undertake the following inspections throughout the construction program:

- + Completion of fire rated walls prior to installation of ceiling.
- + Installation of concealed essential fire safety measures prior to covering.
- + Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.
- + After the building works has been completed.