

CONSTRUCTION CERTIFICATE

Pursuant to Part 6 of the Environmental Planning & Assessment Act 1979

CERTIFICATE No.:	CC-21072
TYPE:	☒ Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	25 May 2021
SUBJECT LAND:	
Lot & DP	Lot 40 DP756894
Address	48 Broadhead Road Spring Flat NSW 2850
LOCAL GOVERNMENT AREA:	Mid-Western Regional Council
APPLICANT:	
Name	Patrick Cooper
Company	Trustees of the Roman Catholic Church for the Diocese of Bathurst
Address	118 Keppel Street BATHURST NSW 2795
Phone / Email	Phone: +612 6334 6402 Email: dfa@bathurst.catholic.org.au
OWNER:	
Name	Trustees of the Roman Catholic Church for the Diocese of Bathurst
Address	118 Keppel Street BATHURST NSW 2795
Phone / Email	Phone: +612 6334 6402 Email: dfa@bathurst.catholic.org.au
DESCRIPTION OF DEVELOPMENT:	Construction Certificate #2 and #3: Structure, services (excluding mechanical), façade and roofing <u>only</u> associated with the construction of a new high school to cater for up to six-hundred and eighty (680) students comprising of five (5) buildings. <i>Note:</i> 1. This staged Construction Certificate has been issued for the building works described above only. Separate Construction Certificate/s will be required prior to commencement of any subsequent works. 2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.
BCA CLASSIFICATION:	Class 9b & 10a
DEVELOPMENT CONSENT:	
SSD No. & Date of Determination	SSD-9872 dated 16 December 2020
STATUTORY CERTIFICATION:	
Work completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as are referred to in Part 6 of the Environmental Planning & Assessment Act 1979.	
APPROVED PLANS:	Refer to Schedule 1
FIRE SAFETY SCHEDULE:	Refer to Schedule 2
CONDITIONS:	Refer to Schedule 3
CERTIFYING AUTHORITY DETAILS:	
Certifying Authority	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	ABC 4
SIGNATURE:	Date: 25/05/2021
SIGNED ON BEHALF OF BM+G:	David Blackett Accreditation No. BDC0032



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

+ Architectural Plans prepared by Alleanza Architecture Pty Ltd:

CC-21036					
Drawing Number	Rev	Date	Drawing Number	Rev	Date
A.004	B	11 March 2021	AD.111	B	11 March 2021
A.005	B	11 March 2021	AE.111	B	11 March 2021
A.006	B	11 March 2021	AE.113	B	11 March 2021
A.008	A	10 March 2021	AE.115	B	11 March 2021
AA.111	B	11 March 2021	AF.111	B	11 March 2021
AC.111	B	11 March 2021			
CC-21072					
AA.102	B	06 April 2021	AD.213	C	06 April 2021
AA.111	D	06 April 2021	AE.103	B	08 April 2021
AA.201	B	06 April 2021	AE.106	B	08 April 2021
AA.211	C	06 April 2021	AE.109	B	08 April 2021
AF.111	E	06 May 2021	AE.111	E	05 May 2021
AF.201	C	06 April 2021	AE.112	D	05 May 2021
AC.102	B	08 April 2021	AE.113	E	05 May 2021
AC.111	F	28 April 2021	AE.114	D	05 May 2021
AC.201	B	08 April 2021	AE.115	E	05 May 2021
AC.202	B	08 April 2021	AE.116	D	05 May 2021
AC.211	D	30 April 2021	AE.201	B	08 April 2021
AC.212	C	08 April 2021	AE.202	B	08 April 2021
AD.102	C	05 April 2021	AE.203	B	08 April 2021
AD.111	G	19 May 2021	AE.211	B	08 April 2021
AD.201	B	06 April 2021	AE.212	B	08 April 2021
AD.211	C	06 April 2021	AE.213	B	08 April 2021
AD.212	C	06 April 2021			

DOCUMENTATION RELIED UPON

In conjunction with the approved plans and specifications the following documentation was relied upon in issuing the Construction Certificate:

+ Documentation:

ITEM	DOCUMENTATION	PREPARED BY	DATE
<u>CC-21036</u>			
1.	CC Application Form	Trustees of the Roman Catholic Church for the Diocese of Bathurst	16 March 2021
2.	Notice of Commencement / PCA Appointment Form	Trustees of the Roman Catholic Church for the Diocese of Bathurst	15 March 2021
3.	Receipt of Payment - Long Service Levy – Receipt No.00466337	Catholic Diocese of Bathurst	11 February 2021



ITEM	DOCUMENTATION	PREPARED BY	DATE
<u>CC-21036</u>			
4.	Council Consultation relating to SSD Condition C11	North Construction & Building PL	undated
5.	Notice of site Possession	TSA Management PL	24 February 2021
6.	Request for Staged Construction letter	North Construction & Building PL	04 March 2021
7.	Builder Details	North Construction & Building PL	09 March 2021
8.	Builder Licence number: 236660C	North Construction & Building PL	09 March 2021
9.	Site Survey Plan	Barnson PL	February - September 2019
10.	Design Statement – Structural	Triaxial Consulting PL	16 March 2021
11.	Design Statement – Civil	Triaxial Consulting PL	16 March 2021
12.	Letter confirming Condition A13 close out	DPIE	09 March 2021
13.	Staging Report	North Construction & Building PL	22 January 2021
14.	Evidence of Council comments being addressed	North Construction & Building PL	16 March 2021
15.	Consultation with Council – Stormwater	Mid-Western Regional Council	15 March 2021
16.	Structural Drawings	Triaxial Consulting PL	9 & 15 March 2021
17.	DPIE Post Approval Form	DPIE	12 March 2021
18.	Dilapidation Report submission to Council	North Construction & Building PL	26 February 2021
19.	Dilapidation Report submission to DPIE receipt	DPIE	26 February 2021
20.	Council approval of Stormwater Sewer	Mid-Western Regional Council	12 March 2021
21.	Consultation with Electrical consultant	Calibre Group	11 March 2021
22.	Statement of consultation with owners and service providers	North Construction & Building PL	16 March 2021
23.	Road Survey (Broadhead Road)	James Townsend Dilapidation Surveys PL	12 February 2021
24.	Road Survey (Bruce Road)	James Townsend Dilapidation Surveys PL	12 February 2021
25.	Road Survey (Lions Drive)	James Townsend Dilapidation Surveys PL	12 February 2021
26.	Road Survey (2-66 Broadhead Road)	James Townsend Dilapidation Surveys PL	13 February 2021
27.	Road Survey (59 and 227 Bruce Road)	James Townsend Dilapidation Surveys PL	13 February 2021
28.	Road Survey (59, 61-65, 54-56 Lion's Drive, 1 Kellett Street)	James Townsend Dilapidation Surveys PL	13 February 2021
29.	Zone of Influence letter	James Townsend Dilapidation Surveys PL	12 march 2021
30.	Community Communications Strategy Report	TSA Management PL	24 February 2021
31.	RFI Community Consultation Strategy	DPIE	18 February 2021
32.	Project Communications and Contacts	TSA Management PL	02 March 2021
33.	Construction Environmental Management Plan (CEMP)	North Construction & Building PL	Undated
34.	CEMP Post Approval	DPIE	12 March 2021
35.	Construction Traffic and Pedestrian Management Sub-Plan (CTPMP)	North Construction & Building PL	25 February 2021
36.	Consultation with TfNSW regarding CTPMP	North Construction & Building PL	17 March 2021



ITEM	DOCUMENTATION	PREPARED BY	DATE
CC-21036			
37.	Construction Noise and Vibration Management Plan	Relationships Attention Professional Trust	19 February 2021
38.	Construction Waste Management Plan	Barker Ryan Stewart	February 2021
39.	Construction Soil and Water Management Plan	Triaxial Consulting PL	16 March 2021
40.	Flood Emergency Response Sub Plan	Triaxial Consulting PL	22 February 2021
41.	Drivers Code of Conduct	North Construction & Building PL	26 February 2021
42.	Stormwater Management Plan	Triaxial Consulting PL	17 February 2021
43.	TfNSW Consultation relating to SSD Condition C11	North Construction & Building PL	15 March 2021
44.	Council Consultation relating to SSD Condition C11	North Construction & Building PL	19 March 2021
45.	Council Consultation relating to SSD Condition C11	North Construction & Building PL	19 March 2021
CC-20172			
46.	CC Application Form	Trustees of the Roman Catholic Church for the Diocese of Bathurst	19 May 2021
47.	Architectural Specifications	Alleanza Architecture PL	August 2020
48.	Design Certificate – Electrical	Calibre Professional Services PL	19 May 2021
49.	Design Certificate – Hydraulic	Calibre Professional Services PL	19 May 2021
50.	Design Statement – Architectural (Stage #2)	Alleanza Architecture PL	19 May 2021
51.	Design Statement – Architectural (Stage #3)	Alleanza Architecture PL	19 May 2021
52.	Design Statement – Structural	Triaxial Consulting PL	21 May 2021
53.	Design Endorsement Certification – Fire Hydrant and Hose Reel Services	Calibre Professional Services PL	25 May 2021
54.	Design Certificate – Lift	Kleeman Elevators Australia	05 March 2021
55.	Design Certificate – Civil	Triaxial Consulting PL	19 May 2021
56.	Design Certificate – Electrical	Marline Newcastle PL	24 May 2021
57.	Design Endorsement Certification – Fire Detection & Alarm System	Marline Newcastle PL	24 May 2021
58.	Section J Report 1022539 Revision C	Cundall	21 May 2021
59.	Post Approval Form – Condition A22 & B1 Close out (External Wall Disclosure Statement)	DPIE	24 May 2021
60.	Noise Vibration Memorandum	RWDI Australia PL	24 May 2021
61.	Noise and Vibration Report No. 19120 Version B	Wilkinson Murray	April 2020
62.	Structural Drawings	Triaxial Consulting PL	09 March 2021 – 29 April 2021
63.	Design Statement – Mechanical	Calibre Professional Services PL	24 May 2021
64.	Fire Alarm & Fire Detection Drawings	Calibre Professional Services PL	27 April 2021
65.	Hydraulic Services Specification – Section 7 Fire Services	Calibre Professional Services PL	25 May 2021
66.	External Wall Disclosure Statement	Alleanza Architecture PL	24 May 2021
67.	Mechanical Drawings	Calibre Professional Services PL	23 April 2021
68.	Fire Hydrant & Fire Hose Reel Drawings	Calibre Professional Services PL	25 May 2021



EP&A AMENDMENT (FIRE SAFETY & BUILDING CERTIFICATION) REGULATION 2017

Documentation relied upon as required by the Environment Planning & Assessment Amendment (Fire Safety & Building Certification) Regulation 2017:

+ Plans and Specifications relating to Relevant Fire Safety Systems:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	BR-5805 Revision 2 – Site Plan	Calibre Professional Services PL	25 May 2021
2.	BR-5810 Revision 1 – Block A Fire Hydrant Coverage Layout	Calibre Professional Services PL	27 April 2021
3.	BR-5811 Revision 1 – Block A Fire Hose Reel Coverage Layout	Calibre Professional Services PL	27 April 2021
4.	BR-5820 Revision 2 – Block C Fire Hydrant Coverage Layout	Calibre Professional Services PL	25 May 2021
5.	BR-5821 Revision 2 – Block C Fire Hose Reel Coverage Layout	Calibre Professional Services PL	19 May 2021
6.	BR-5830 Revision 1 – Block D Fire Hydrant Coverage Layout	Calibre Professional Services PL	27 April 2021
7.	BR-5831 Revision 1 – Block D Fire Hose Reel Coverage Layout	Calibre Professional Services PL	27 April 2021
8.	BR-5810 Revision 2 – Block E Fire Hydrant Coverage Layout	Calibre Professional Services PL	25 May 2021
9.	BR-5841 Revision 1 – Block E Fire Hydrant Coverage Layout	Calibre Professional Services PL	19 May 2021
10.	Hydraulic Services Specification – Section 7 Fire Services	Calibre Professional Services PL	25 May 2021
11.	Design Endorsement Certification – Fire Hydrant and Hose Reel Services	Calibre Professional Services PL	25 May 2021
12.	BR-E5251 Revision 2	Calibre Professional Services PL	25 April 2021
13.	BR-E5400 Revision 3	Calibre Professional Services PL	27 April 2021
14.	BR-E5401 Revision 2	Calibre Professional Services PL	25 April 2021
15.	BR-E5402 Revision 5	Calibre Professional Services PL	20 May 2021
16.	BR-E5406 Revision 2	Calibre Professional Services PL	25 April 2021
17.	Design Endorsement Certification – Fire Detection & Alarm System	Marline Newcastle PL	24 May 2021

Pursuant to clause 146B of the EP&A regulation 2000, Blackett Maguire + Goldsmith Pty Ltd (ABC4) is satisfied that the above plans and specifications correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia.



SCHEDULE 2

FIRE SAFETY SCHEDULE

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

ADDRESS:	48 Broadhead Road, Spring Flat NSW
OWNER:	Trustees of the Roman Catholic Church for the Diocese of Bathurst
DEVELOPMENT APPLICATION No.:	SSD-9872
CONSTRUCTION CERTIFICATE No.:	CC-21036 & CC-21072

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
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fail Safe Devices	BCA Clause D2.21	✓
Building Occupant Warning System	Clause 6(c)(ii) of BCA Spec E2.2a Clause 3.22 of AS 1670.1 – 2015	✓
Emergency Lighting	BCA Clause E4.2, E4.4 & AS 2293.1 – 2018	✓
Emergency Evacuation Plan	AS 3745-2010	✓
Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8; and AS 2293.1 – 2018	✓
Fire Blankets	AS 3504 – 1995 & AS2444 – 2001	✓
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 1990 and manufacturer's specification	✓
Fire Doors	BCA Clause C2.12, C2.13, C3.4, C3.5, AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	BCA 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 (Shutdown) <i>Applies to Block A, B, C and Building 2 within Block E</i>	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓
Paths of Travel	EP&A Regulation Clause 186	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Required Exit Doors (Power Operated)	BCA Clause D2.19(b)	✓
Smoke Hazard Management (smoke and heat vents) <i>Above stage in Block C</i>	BCA Part E2 & AS/NZS 1668.1 –2015	✓
Smoke & Heat Detectors (auto shutdown)	Clause 6(b) & (c) of BCA Spec E2.2a and AS 1668.1 - 2015	✓
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D2.23, D3.6 & E3.3	✓



SCHEDULE 3

CONDITIONS OF CONSTRUCTION CERTIFICATE

There are no conditions pursuant to clause/s 144, 146B, 187 & 188 of the Environmental Planning & Assessment Regulation 2000 at the date of issue of this Construction Certificate.

25 May 2021

The General Manager
Mid-Western regional Council
86 Market Street
MUGGEE NSW 2850

Dear Sir / Madam,

**REFERENCE: SSD NO. 9872
48 BROADHEAD ROAD, SPRING FLAT NSW
CONSTRUCTION CERTIFICATE #2 & #3**

As required by Clause 142(2) of the EP&A Regulation 2000 (the Regulation) notice is hereby given that the following application for Construction Certificate has now been approved.

Applicant: Trustees of the Roman Catholic Church for the Diocese of Bathurst
Subject Address: 48 Broadhead Road, Spring Flat
Project No. 190089
Date Received: 20 May 2021
Date Determined: 25 May 2021

Please find undercover a copy of the Construction Certificate No. CC-21072 for the proposed structure, services (excluding mechanical), façade and roofing only associated with the construction of a new high school to cater for up to six-hundred and eighty (680) students comprising of five (5) buildings.

We have also enclosed a copy of the following for Councils record:

+ Approved documentation and other documentation relied upon as indicated on the Construction Certificate.

Pursuant to Clause 263(2) Environmental Planning and Assessment Regulation 2000, please find enclosed a cheque to the sum of \$36.00 for the submission of this Part 6 Certificate and request that a receipt for which is forwarded to our office.

If we have provided the approved documentation to you electronically on a USB storage device, we would like to advise you that this device is for transmittal purposes only and is not designed for long term storage, please transfer all documentation to a purpose designed form of storage media.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,



Michael Potts
Associate Director
Blackett Maguire + Goldsmith Pty Ltd

25 May 2021

Trustees of the Roman Catholic Church for the Diocese of Bathurst
118 Keppel Street
BATHURST NSW 2795
Attention: Patrick Cooper

Dear Patrick,

**REFERENCE: SSD NO. 9872
48 BROADHEAD ROAD, SPRING FLAT
CONSTRUCTION CERTIFICATE #2 & #3**

Your recent application for a Construction Certificate dated 20 May 2021 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21072 and associated documentation for the proposed structure, services (excluding mechanical), façade and roofing only associated with the construction of a new high school to cater for up to six-hundred and eighty (680) students comprising of five (5) buildings.

We have forwarded a copy of the Construction Certificate together with the approved documentation to Council for its record.

Please also find attached an inspection schedule relevant to this development. The inspection schedule identifies the necessary Statutory Mandatory Critical Stage Inspections that must be undertaken together with other inspections of the progress building works, by our office.

It is the client's responsibility to ensure that our office is contacted with not less than 48 hours' notice for our attendance to each of these inspections.

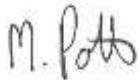
The primary reason for these Statutory Mandatory Critical Stage Inspections is to ensure that the development proceeds in accordance with the development consent, Construction Certificates and that the development is fit for occupation in accordance with its classification under the Building Code of Australia. The Principal Certifying Authority does not undertake detailed quality control inspections. Critical Stage Inspections do not provide the level of supervision required to ensure that the minimum standards and tolerances specified by the 'Guide to Standards and Tolerances 2017 ©' are achieved.

The quality of any development is a function of the quality of the principal contractor's or owner builder's supervision of individual contractors and trades on a daily basis during the development. The PCA does not undertake this role.

The NSW Office of Fair Trading have published a 'Guide to Standards and Tolerances 2017 ©'. The guide can be obtained from the Office of Fair Trading website.

We thank you for your assistance in this matter and should you have any enquiries please do not hesitate to contact me on 9211 7777.

Yours sincerely,



Michael Potts
Associate Director
Blackett Maguire + Goldsmith Pty Ltd



INSPECTION SCHEDULE

STATUTORY MANDATORY CRITICAL STAGE INSPECTIONS

The following statutory mandatory critical stage inspections must be undertaken during the construction program.

- + After the commencement of the excavation for, and before the placement of, the first footing for Class 2, 3, 4, 5, 6, 7, 8 or 9 buildings.
- + Prior to covering of any stormwater drainage connections.
- + After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.

OTHER REQUIRED INSPECTIONS

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

- + Placement of erosion & sedimentation control measures.
- + Placement of tree preservation measures.
- + Completion of fire rated walls prior to installation of ceiling.
- + Installation of fire rated plasterboard material to walls and or ceilings.
- + Installation of concealed essential fire safety measures prior to covering.
- + Testing of newly installed active fire safety measures within the building.
- + Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.

COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

All building works must be carried out strictly in accordance with the Building Code of Australia 2019 (BCA). Any departure from the deemed-to-satisfy (DTS) requirements of the BCA must have the prior approval of Blackett Maguire + Goldsmith Pty Ltd