



BLACKETT  
MAGUIRE+  
GOLDSMITH

## BCA CROWN CERTIFICATE

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

<b>CERTIFICATE No.:</b>	CRO- 20072
<b>DATE OF CERTIFICATE:</b>	25 June 2020
<b>SUBJECT LAND:</b>	
Lot & DP	Part Lot 1528 & 1530 DP 752011 Lot 1 205794
Address	40—44 Driver Avenue MOORE PARK NSW 2021
<b>LOCAL GOVERNMENT AREA:</b>	City of Sydney
<b>APPLICANT:</b>	
Name	Paul Cassel
Company	John Holland Pty Ltd
Address	PO BOX 175 SURRY HILLS NSW 2021
Phone/Email	Phone: 1800 414 020 Email: <a href="mailto:Communitysfsr@jhgc.com.au">Communitysfsr@jhgc.com.au</a>
<b>OWNER:</b>	
Name	Infrastructure NSW
Address	Level 25, MLC Centre 19 Martin Place SYDNEY NSW 2000
Phone / Email	Phone: 02 8016 0100 Fax: 02 8016 0100
<b>PLANNING APPROVAL:</b>	
Development Consent No.:	SSD-9835 dated 6 December 2019 SSD 9835 MOD 1 dated 3 April 2020
<b>DESCRIPTION OF DEVELOPMENT:</b>	<u>Crown Certificate #3</u> : Structure - basement to concourse level construction and services (stormwater and civil, hydraulic, electrical, and vertical transport) <i>Note: The above works are subject to complying with the restrictions relating to Sydney Water assets as described in Condition 1 of Schedule 2</i>
<b>BCA CLASSIFICATION:</b>	Class 5, 7a, 7b, 9b
<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, 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.

David Blackett  
BPS 0032

Date: 25 June 2020

**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  
Fax: 02 9211 7774  
Email: [admin@bmplusg.com.au](mailto:admin@bmplusg.com.au)



## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION

+ Architectural Plans prepared by Cox Architecture:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
SFS-COX-01-DR-AR09LT01	1	19 June 2020	SFS-COX-01-DR-AR09XX01	2	19 June 2020
SFS-COX-01-DR-AR22B100	C	21 May 2020	SFS-COX-01-DR-AR22B116	C	21 May 2020
SFS-COX-01-DR-AR22B117	A	5 March 2020	SFS-COX-01-DR-AR22L000	E	29 May 2020
SFS-COX-01-DR-AR22L011	D	18 June 2020	SFS-COX-01-DR-AR22L012	E	18 June 2020
SFS-COX-01-DR-AR22L013	D	18 June 2020	SFS-COX-01-DR-AR22L014	D	18 June 2020
SFS-COX-01-DR-AR22L015	D	29 May 2020	SFS-COX-01-DR-AR22L016	D	18 June 2020
SFS-COX-01-DR-AR22L017	C	29 May 2020	SFS-COX-01-DR-AR22L018	G	19 June 2020
SFS-COX-01-DR-AR22L019	E	19 June 2020	SFS-COX-01-DR-AR22L020	C	21 May 2020
SFS-COX-01-DR-AR22L024	F	19 June 2020	SFS-COX-01-DR-AR22L025	C	29 May 2020
SFS-COX-01-DR-AR22L100	D	10 June 2020	SFS-COX-01-DR-AR22L111	F	19 June 2020
SFS-COX-01-DR-AR22L112	F	19 June 2020	SFS-COX-01-DR-AR22L113	E	19 June 2020
SFS-COX-01-DR-AR22L114	E	19 June 2020	SFS-COX-01-DR-AR22L115	E	19 June 2020
SFS-COX-01-DR-AR22L116	E	19 June 2020	SFS-COX-01-DR-AR22L117	E	17 June 2020
SFS-COX-01-DR-AR22L118	F	17 June 2020	SFS-COX-01-DR-AR22L119	F	19 June 2020
SFS-COX-01-DR-AR22L120	F	19 June 2020	SFS-COX-01-DR-AR22L124	D	10 June 2020
SFS-COX-01-DR-AR22L125	D	10 June 2020			

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Architectural Design Certificate	Cox Architecture PL	19 June 2020
2.	Structural Design Certificate	Aurecon	22 June 2020
3.	Civil Engineering Certificate	Aurecon	22 June 2020
4.	Hydraulic Design Certificate	Stantec Australia PL	24 April 2020
5.	Electrical Design Certificate	Fredon Industries PL	17 June 2020
6.	Lifts Design Certificate	KONE Elevators PL	12 June 2020
7.	Acknowledgement of Receipt Email-Independent Audit	Department of Planning, Industry and Environment	9 May 2020
8.	Independent Audit Letter Head- Submission to PCA	Infrastructure New South Wales	Undated
9.	Independent Audit Letter Head- Submission to Department of Planning, Industry and Environment	Infrastructure New South Wales	8 May 2020



10.	Independent Audit- Submission to Department of Planning, Industry and Environment	Infrastructure New South Wales	Undated
11.	Independent Audit Report	Wolfpeak	6 May 2020
12.	Structural Design Drawings	Aurecon	19 June 2020
13.	Letter to Sydney Water	Infrastructure NSW	18 March 2020
14.	Sydney water Acceptance Letter	Sydney Water	19 March 2020



## SCHEDULE 2

### CONDITIONS OF BCA CROWN CERTIFICATE

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

1. In accordance with documentation item 14 from Schedule 1 it is acknowledged that Sydney Water has provided acceptance of the proposed restrictions as described within documentation item 13 from Schedule 1. Consequently, this Crown Certificate is limited to the restrictions described within documentation item 13 of Schedule 1. These restrictions must remain in place until a Building Plan Approval is received from Sydney Water.
2. No approval is given nor implied for the construction of works beyond the scope specifically approved by the Stage #3 Crown Certificate.
3. All building works associated with the subject development are to be carried out in accordance with the approved documentation listed above in Schedule 1 and previously issued Crown Certificates.

Any departure from the documentation cannot be undertaken without the review and approval by Blackett Maguire + Goldsmith.

4. Where there is any conflict between the Design Documentation and the advice provided by Blackett Maguire + Goldsmith, the advice issued takes precedence unless approved by Blackett Maguire + Goldsmith.



### SCHEDULE 3

#### FIRE SAFETY SCHEDULE

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

<b>ADDRESS:</b>	40—44 Driver Avenue MOORE PARK NSW 2021
<b>OWNER</b>	Infrastructure NSW
<b>BCA CROWN CERTIFICATE No.:</b>	CRO- 20072

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
Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 – 2014 and Manufacturer's specifications	✓
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fail Safe Devices	BCA Clause D2.21	✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017	✓
Emergency Lifts	BCA Clause E3.4 & AS 1735.2 – 2001	✓
Emergency Lighting	BCA Clause E4.2, E4.4 & AS 2293.1 – 2018	✓
Emergency Evacuation Plan	AS 3745-2010	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018	✓
Fire Control Centre	BCA Spec E1.8	✓
Fire Blankets	AS 3504 – 1995 & 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, C3.2, C3.4, C3.5, C3.6, C3.7, C3.8, 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 – 2014 and manufacturer's specification	✓
Fire Shutters	BCA Spec C3.4 & AS 1905.2 – 2015	✓
Fire Windows	BCA Spec C3.4	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
Mechanical Air Handling Systems (shutdown)	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	✓
Pressurising Systems	BCA Clause E2.2 & AS/NZS 1668.1 – 2015	✓
Required Exit Doors (power operated)	BCA Clause D2.19(b)	✓
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 –2015	✓
Smoke Dampers	AS/NZS 1668.1 – 2015	✓
Smoke Doors	BCA Spec C3.4 & C2.5	✓
Sound System & Intercom Systems for Emergency Purposes (SSISEP)	BCA E4.9, Clause 5 of BCA Spec G3.8 and AS1670.4 - 2018	✓
Stand-by Power Systems	BCA Clause E1.3, E3.4, E4.2, E4.5; and AS 3000 – 2018	✓
Wall-Wetting Sprinklers	BCA Clause C3.4 & AS 2118.2 – 2010	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
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	<i>To be developed in a future Crown Certificate</i>	✓

*Note: The above fire safety schedule relates to future stage Crown Certificates.*

*Note: The above fire safety measures and associated standards of performance are subject to change as the design develops.*