



BCA CROWN CERTIFICATE

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

CERTIFICATE NO.:	CRO-18165
DATE OF CERTIFICATE:	25 November 2019
SUBJECT LAND:	
Lot & DP	Lot 1 DP 1250772
Address	Kent Road Marsfield NSW 2122
LOCAL GOVERNMENT AREA:	City of Ryde
APPLICANT:	
Name	Chris King
Company	School Infrastructure
Address	Level 8, 259 George Street SYDNEY NSW 2001
Phone/Email	Phone: 0447 264 660
OWNER:	
Name	School Infrastructure NSW
Address	Level 8, 259 George Street SYDNEY NSW 2001
Phone / Email	Phone: 0447 264 660
PLANNING APPROVAL:	
SSD No.:	SSD 9344
Date of Determination	30 August 2019
DESCRIPTION OF DEVELOPMENT:	Crown 1: Bulk earthworks and tree removal only to enable the construction three new two to three storey buildings, a covered outdoor learning space, landscaping, fencing and reconfiguration of car pick up and drop off at the existing Kent Road Public School.
BCA CLASSIFICATION:	Class 9b
REFERENCED DOCUMENTATION:	As listed in Schedule 1
STATUTORY CERTIFICATION:	
	<i>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 2016 Amendment 1, subject to the attached Conditions.</i>
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 BPB0032
	Date: 25 November 2019



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Bulk Earthworks Plans prepared by Taylor Thompson Whitting:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
C408	E	22.11.2019	C410	D	22.11.2019
C410	D	22.11.2019	C415	C	22.11.2019

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Application Form	School Infrastructure	30 October 2019
2.	Long Service Levy Receipt no. 378655	Long Service Corporation	1 May 2019
3.	Basis of Cost for LSL Payment Approval	Gardner Wetherill Associates	6 September 2019
4.	Performance Report - Water Egress	Gardner Wetherill Associates	12 July 2019
5.	Architectural Design Verification Statement	Gardner Wetherill Associates	6 September 2019
6.	Notice of Commencement to Department of Planning	School Infrastructure	13 November 2019
7.	External Walls & Cladding Performance Solutions Report FP1.4	Gardner Wetherill Associates	12 July 2019
8.	CV – Hung Nguyen Architecture	Taylor Thompson & Whitting	2019
9.	Structural Design Certificate	Taylor Thompson & Whitting	4 November 2019
10.	Aboriginal Cultural Heritage Site Induction	St Hilliers	2019
11.	Aboriginal Cultural Heritage Confirmation Letter for Conformance with ACHAR	St Hilliers	10 September 2019
12.	Telstra Written Acceptance	School Infrastructure	8 July 2019
13.	Approval of Telecommunications provider for incoming services capacity with new works	Johnstaff	22 July 2019
14.	Ausgrid Written Acceptance	Ausgrid	1 April 2019
15.	Dilapidation Report – Delivery Report	St Hilliers	23 October 2019
16.	Dilapidation Report – Email to Council	St Hilliers	23 October 2019
17.	Dilapidation Report – Council Read Report	St Hilliers	24 October 2019
18.	Dilapidation Report Version 1	St Hilliers	6 December 2016
19.	Gas Connection Letter - confirming of works to be completed	-	1 July 2019
20.	Sydney Water Compliance Certificate	Sydney Water	24 September 2019
21.	Stormwater Connection Details submission to Council	St Hilliers	5 November 2019
22.	Stormwater Connection Application (attached to document no. 23)	St Hilliers	5 November 2019
23.	Section 73 - Notice of Conditions	Land Partners	28 October 2019
24.	Letter from geotechnical Engineer re: Dilapidation Report submission to Council	St Hilliers	29 October 2019
25.	Geotech Letter (attached to item 25)	Assetgeoenviro	24 October 2019
26.	Further Supplementary Soil Contamination Assessment	Arcadis	22 October 2019
27.	Asbestos Management Plan- Internal Letter	St Hilliers	24 June 2019
28.	Asbestos Management Plan	NSW Department of Education	August 2017
29.	Community Consultation – Submission to DOP for Approval	School Infrastructure NSW	13 September 2019
30.	DoP Approval of Community Consultation	Planning Industry & Environment	8 October 2019
31.	SINSW correspondence to DPIE Community Communication Strategy(attached to item 33)	School Infrastructure NSW	4 October 2019



ITEM	DOCUMENTATION	PREPARED BY	DATE
32.	School Infrastructure response to Community Communication Strategy Submission	NSW Department of Education	September 2019
33.	Submission of evidence of payment to the Biodiversity Conservation Fund	NSW Department of Education	2019
34.	Submission to DoP -evidence of biodiversity offset payment	School Infrastructure NSW	12 November 2019
35.	Statement Confirming Payment to Biodiversity Conservation Fund	Biodiversity Conservation Trust	29 October 2019
36.	Email confirming that payment of biodiversity conservation will go ahead	St Hilliers	14 October 2019
37.	Cover Letter submitted to DoP providing evidence of payment of the Biodiversity Conservation Fund	NSW Department of Education	31 October 2019
38.	Application for Payment into the Biodiversity Conservation Fund	School Infrastructure NSW	4 October 2019
39.	Biodiversity Offset Payment Receipt	Biodiversity Conservation Trust	17 October 2019
40.	Submission of Compliance Monitoring & Reporting Program to DoP	School Infrastructure NSW	13 November 2019
41.	Compliance Monitoring and Reporting Program	EMM	3 October 2019
42.	Remediation Action Plan	Arcadis	21 November 2019
43.	Asbestos Management Plan	Arcadis	21 November 2019
44.	Submission of RAP & AMP to Site Auditor	Douglas Partners	21 November 2019
45.	Architectural Specification Main Works	Gardner Wetherill Associates	28 September 2019
46.	Arborist Report-Tree Numbers & Locations	Temporal Tree Management	1 October 2018
47.	Cover Page and Drawing Register -Landscape	Gardner Wetherill Associates	22 November 2019
48.	Construction Environmental Management Plan Rev 3	St Hilliers	25 November 2019
49.	Traffic management plan	Evolution Group	19 November 2019
50.	Construction Waste Management Plan	A. Prince Consulting	19 November 2019
51.	Construction Soil & Water Management Plan	Taylor Thompson & Whitting	19 November 2019
52.	Civil/Stormwater Management System Design certificate	Taylor Thompson & Whitting	20 November 2019
53.	Civil/Water Sensitive Urban Design Certificate	Taylor Thompson & Whitting	20 November 2019
54.	Consent to use of drawings	Taylor Thompson & Whitting	22 November 2019



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 SSD. 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. Works are to be undertaken in accordance with the requirements of the project specific Remediation Action Plan by Arcadis dated 21 November 2019 and the Asbestos Management Plan by Arcadis dated 21 November 2019 and any amendments required by the EPA Auditor.
3. No approval is given nor implied for the construction of works beyond the scope specifically approved by the Crown Certificate.
4. All building works associated with the subject development are to be carried out in accordance with the approved documentation listed above in Schedule 1.

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

5. Where there is any conflict between the Design Documentation and the advice provided by Blackett Maguire + Goldsmith, the advice issued takes precedence unless advised otherwise by Blackett Maguire + Goldsmith.
6. Any changes to the Architectural Documentation that may affect compliance with the Building Code of Australia or the referenced Australian Standards are to be appropriately disclosed to Blackett Maguire + Goldsmith for review.
7. Blackett Maguire + Goldsmith are to be contacted throughout the project for routine site inspections to ensure that the works are being carried out in accordance with the approved documentation.

Advisory Notes

1. The head contractor is to obtain any relevant Building Plan Approvals required by Sydney Water.
Details for obtaining this approval can be found at Sydney Water TapIn™ website:
<http://www.sydneywater.com.au/tapin/index.htm>



SCHEDULE 3

FIRE SAFETY SCHEDULE

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

ADDRESS:	Kent Road Marsfield NSW 2122
OWNER	School Infrastructure NSW
BCA CROWN CERTIFICATE No.:	CRO-18165

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

N/A