



BCA CROWN CERTIFICATE

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

CERTIFICATE NO.:	CRO-18166
DATE OF CERTIFICATE:	24 December 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 NSW
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:	
SSDA No.:	SSD 9344
Date of Determination	30 August 2019
DESCRIPTION OF DEVELOPMENT:	Crown Certificate 2: Remainder of building works associated with the construction of a three-storey school building (known as Blocks P, Q and R) excluding the upper level of Block R (inclusive of the stair), the Covered Outdoor Learning Area, mechanical services and associated plant enclosures, above ground hydrant works, landscaping, fencing and other work associated with the S4.55 application as detailed in the letter attached to the Crown Certificate Application referenced in Schedule 2
BCA CLASSIFICATION:	Class 5 and Class 9b
REFERENCED DOCUMENTATION:	As listed in Schedule 1
STATUTORY CERTIFICATION:	

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.

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: 24 December 2019



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Architectural Plans prepared by Gardner Wetherill & Associates Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
MT-0000	K	19 December 2019	MT-0001	C	26 July 2019
MT-0200	B	21 May 2019	MT-0301	C	10 December 2019
MT-0400	K	10 December 2019	MT-1000	E	10 December 2019
MT-1200	O	10 December 2019	MT-1201	N	10 December 2019
MT-1202	M	10 December 2019	MT-1250	B	10 December 2019
MT-1251	B	10 December 2019	MT-1252	B	10 December 2019
MT-1300	I	10 December 2019	MT-1401	E	10 December 2019
MT-1402	K	10 December 2019	MT-1403	K	10 December 2019
MT-1404	K	10 December 2019	MT-1405	J	10 December 2019
MT-1406	P	19 December 2019	MT-1407	N	19 December 2019
MT-1408	H	10 December 2019	MT-1501	H	10 December 2019
MT-1502	G	10 December 2019	MT-1503	G	10 December 2019
MT-1504	G	10 December 2019	MT-1601	G	10 December 2019
MT-1602	G	10 December 2019	MT-1701	H	10 December 2019
MT-1702	H	10 December 2019	MT-1703	H	10 December 2019
MT-1704	H	10 December 2019	MT-1705	I	10 December 2019
MT-1801	I	10 December 2019	MT-1802	K	10 December 2019
MT-1803	K	10 December 2019			

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Crown Certificate Application Form	School Infrastructure NSW	23 December 2019
2.	Long Service Levy Payment – Receipt No. 00378655	Long Service Corporation	1 May 2019
3.	Basis of Cost for LSL Payment Approval	Johnstaff	16 October 2019
4.	Performance Solution Report – Water Egress	Gardner Wetherill & Associates	12 July 2019
5.	Architectural Design Verification Statement	Gardner Wetherill & Associates	6 September 2019
6.	External Wall System Design Disclosure Statement	Gardner Wetherill & Associates	29 October 2019
7.	Performance Solution Report – External Walls & Cladding	Gardner Wetherill & Associates	12 July 2019
8.	Certificate of Design – Structural	Taylor Thomson Whitting (NSW) Pty Ltd	4 November 2019
9.	Compliance Letter – Aboriginal Cultural Heritage	St Hilliers Property Pty Ltd	10 September 2019
10.	Aboriginal Cultural Heritage Plan	St Hilliers Property Pty Ltd	Undated
11.	Dilapidation Report	St Hilliers Property Pty Ltd	6 December 2016
12.	Geotechnical Statement on effect of Proposed Works on Neighbouring Buildings	Asset Geo Enviro	24 October 2019
13.	Asbestos Management Plan	NSW Department of Education	November 2015
14.	Correspondence regarding Asbestos Management Plan	St Hilliers Property Pty Ltd	24 June 2019
15.	Further Supplementary Soil Contamination Assessment	Arcadis	22 October 2019
16.	Approval of Community Communication Strategy	Department of Planning, Industry & Environment	8 October 2019



ITEM	DOCUMENTATION	PREPARED BY	DATE
17.	Community Communication Strategy	School Infrastructure NSW	1 October 2019
18.	Submission of Community Consultation Strategy to the Planning Secretary	NSW Department of Education	13 September 2019
19.	Evidence of Submission of the of the CCS	NSW Department of Education	4 October 2019
20.	Biodiversity offset Payment Conditions	NSW Department of Education	12 November 2019
21.	Statement Confirming Payment into the Biodiversity Conservation Fund for an Offset Obligation	Biodiversity Conservation Trust	29 October 2019
22.	Biodiversity Fund Application	Biodiversity Conservation Trust	4 October 2019
23.	Evidence of Biodiversity Conservation Fund Payment	St Hilliers Property Pty Ltd	14 October 2019
24.	Receipt of Payment - Biodiversity Conservation Fund.	Biodiversity Conservation Trust	17 October 2019
25.	Compliance Monitoring and Reporting Program	EMM	3 October 2019
26.	Evidence of submission of the updated CMRP to Department of Planning, Industry & Environment	NSW Department of Education	13 November 2019
27.	Ausgrid Written Acceptance	Ausgrid	1 April 2019
28.	Approval of Comms	St Hilliers Property Pty Ltd	22 July 2019
29.	Notification of Commencement of Work	NSW Department of Education	13 November 2019
30.	Submission of Dilapidation Report to Ryde Council	St Hilliers Property Pty Ltd	23 October 2019
31.	Gas Network Approval Letter	-	1 July 2019
32.	Correspondence regarding Stormwater Connection	St Hilliers Property Pty Ltd	5 November 2019
33.	Email confirming fee for Section 73 Building Plan Approval	Land Partners	28 October 2019
34.	Section 73 Compliance Certificate	Sydney Water Corporation	24 September 2019
35.	Correspondence regarding NBN Connection	NSW Department of Education	8 July 2019
36.	CV – Hung Nguyen	TTW	-
37.	Submission of Geotech Letter to Ryde Council	St Hilliers Property Pty Ltd	29 October 2019
38.	Compliance Monitoring and Reporting Program	NSW Department of Education	30 October 2019
39.	Compliance Monitoring and Reporting Program	EMM	6 November 2019
40.	Pre-Construction Compliance Report	EMM	28 November 2019
41.	Compliance Matrix	-	Undated
42.	Evidence of submission of Compliance Monitoring Reporting Program to Department of Planning	School Infrastructure	13 November 2019
43.	Evidence of submission of Compliance Monitoring Reporting Program to Department of Planning	School Infrastructure	31 October 2019
44.	Section J-JV3 Design Verification	Gardner Wetherell Associates	21 November 2019
45.	Access Statement & Performance Solution for Stairs	Lindsay Perry Access	21 November 2019
46.	Certificate of Design - Mechanical, Hydraulic, Fire & Electrical	JN Responsive Engineering	4 December 2019
47.	Architectural Statement- Section 4.55 Application	Gardner Wetherill Associates	12 December 2019
48.	Civil Certificate	Taylor Thomson Whitting	18 December 2019
49.	Fire Hydrant and Fire Hose Reel System- Endorsement Certificate	Jones Nicholson Consulting Engineers	20 December 2019



ITEM	DOCUMENTATION	PREPARED BY	DATE
50.	Wet Fire Competent Fire Safety Practitioner-Request Form	Jones Nicholson Consulting Engineers	31 May 2019
51.	Lot Consolidation Plan	Stella Louise Walter	21 February 2019
52.	Lot Consolidation Administration Sheet	Stella Louise Walter	21 February 2019
53.	Post approval documents submitted to Department of Planning	Planning Industry and Environment	10 December 2019
54.	Final RAP and AMP- Approval	Douglas Partners Pty Ltd	5 December 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 9344, dated 30 August 2019. 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. No approval is given nor implied for the construction of works beyond the scope specifically approved by the Stage 4 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. Any departure from the documentation cannot be undertaken without the review and approval by Blackett Maguire + Goldsmith.
4. Prior to the construction of any Post-Tensioned (PT) slabs:
 - a. Structural drawings and accompanying design certification confirming that the PT slab design complies with the provisions of BCA 2016, Amendment 1 and the applicable adopted Australian Standards is to be prepared by a qualified and practicing Structural Engineer; and
 - b. The structural drawings and accompanying design certification is to be submitted to and approved by Blackett Maguire + Goldsmith.
5. Prior to the installation of the lift, design certification confirming that the lift design complies with BCA 2016, Amendment 1 and the applicable adopted Australian Standards is to be submitted to and approved by Blackett Maguire + Goldsmith.
6. Noting that the NSW Food Authority classifies School Canteens as a Retail Food Business, prior to the commencement of construction of the school canteen, design certification is to be provided confirming the design complies with Standard 3.2.3 of the Australian and New Zealand Food Standards Code under the Food Act 2003 and AS 4674 – Design, Construction and Fitout of Food Premises
7. 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.
8. 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.
9. 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 TapInTM 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-18166

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	Existing	Proposed
Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 – 2014 and Manufacturer's specifications		✓
Automatic Fail-Safe Devices	BCA Clause D2.21		✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2005		✓
Emergency Evacuation Plan	AS 3745-2010		✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2005		✓
Fire Blankets	AS 3504 – 2006 & AS 2444 – 2001		✓
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 and manufacturer's specification		✓
Fire Doors	BCA Clause C2.13, D1.8; and AS 1905.1 – 2015 and manufacturer's specification		✓
Fire Hose Reels (non-classroom areas)	BCA Clause E1.4 & AS 2441 – 2005		✓
Fire Hydrant Systems	BCA Clause E1.3 AS 2419.1-2005 & Fire Safety Engineering Report No. 216218 Revision 4, prepared by Scientific Fire Services dated 3 July 2019	✓	✓
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 (Automatic Shutdown)	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012		✓
Paths of Travel	Clause 186 of the EP&A Regulation 2000		✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001		✓
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, BCA Clause D2.23, D3.6 & E3.3 and AS 1905.1 – 2015		✓
Fire Engineered Performance Solution: + To permit the fire hydrant booster assembly to not be located adjacent to the principal vehicular access to the site as required by Clause 7.3(d)(ii) of AS 2419.1-2005	BCA Performance Requirements EP1.3 Fire Safety Engineering Report No. 216218 Revision 4, prepared by Scientific Fire Services dated 3 July 2019	✓	



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.