



BCA CROWN CERTIFICATE

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

CERTIFICATE No.:	CRO-22021
DATE OF CERTIFICATE:	11 March 2022
SUBJECT LAND:	
Lot & DP	Lot 57 DP 803814 Lot 3 DP 803772
Address	33 Oxford Street, Kingscliff NSW 2487
LOCAL GOVERNMENT AREA:	Tweed Shire Council
APPLICANT:	
Name	Gareth James
Company	NSW Department of Education
Address	Level 8 / 259 George St, Sydney, NSW 2000
Phone/Email	Phone: 1300 482 651 Email: Gareth.James@det.nsw.edu.au
OWNER:	
Name	NSW Department of Education
Address	Level 8 / 259 George St, Sydney, NSW 2000
Phone	Phone: 1300 679 332
PLANNING APPROVAL:	
SSD No.:	SSD-8744305
Date of Determination	3 November 2021
DESCRIPTION OF DEVELOPMENT:	Stage 2 Crown Certificate – Building structure and associated building services rough in works to the proposed CAPA building only associated with Upgrades to Kingscliff High School, including: <ul style="list-style-type: none">• Construction of new creative and performing arts building, amenities building, covered outdoor learning area;• Alterations to existing buildings to provide refurbished• learning spaces, upgraded food technology unit, new seniors learning area and new staff and administration facilities; and• Associated works, including demolition, tree removal, revised car parking and local infrastructure upgrades.
BCA CLASSIFICATION:	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 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.

David Blackett
BDC 0032

Date: 11 March 2022

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

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Broadway NSW 2007
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SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Architectural Plans prepared by Bickerton Masters Architecture Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
A-O-0201	7	25.10.2021	A-O-0301	6	24.11.2021
A-O-0301	7	20.01.2022	A-O-0302	7	24.11.2021
A-O-0311	6	28.02.2022	A-O-0312	5	25.10.2021
A-O-0601	5	20.01.2022	A-O-0602	5	20.01.2022
A-O-0701	6	20.01.2022	A-O-0702	5	20.01.2022
A-X-0101	6	14.12.2021	A-X-0111	6	14.12.2021
A-X-0112	6	14.12.2021	A-X-0114	6	14.12.2021
A-X-0115	6	14.12.2021	A-X-0131	3	14.12.2021

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Application Form	NSW Department of Education	21 January 2021
2.	BCA Report	Group DLA	08 December 2021
3.	Design Certificate - Lifts	Schindler Lifts Australia Pty Ltd	10 March 2023
4.	Fire Test Certificate No. 585	BRANZ	04 May 2012
5.	External Wall Disclosure Statement	Bickerton Masters Architecture Pty Ltd	10 March 2022
6.	Section J Energy Efficiency JV3 Compliance Report	ACOR Consultants	09 March 2022
7.	Level & Detail Survey	B & P Surveys	16 April 2024
8.	Design Certificate – Electrical Services	WalkerBai Consulting Pty Ltd	09 March 2022
9.	Building O Lift Data Sheet	Schindler Lifts Australia Pty Ltd	18 November 2021
10.	Design Certificate – Architectural	Bickerton Masters Architecture Pty Ltd	06 December 2021
11.	Architectural Plans	Bickerton Masters Architecture Pty Ltd	Various
12.	Design Certificate – Structural	ACOR Consultants (VIC) Pty Ltd	10 March 2022
13.	Structural Plans	ACOR Consultants (QLD) Pty Ltd	Various
14.	Architectural Specification	Bickerton Masters Architecture Pty Ltd	23 July 2021
15.	Design Certificate – Mechanical	ACOR Consultants (VIC) Pty Ltd	03 March 2022
16.	Design Certificate – Civil	ACOR Consultants (QLD) Pty Ltd	27 January 2022
17.	Design Certificate – Hydraulic	ACOR Consultants (VIC) Pty Ltd	24 November 2021
18.	Access Report – Construction Certificate Stage	Purely Access	03 December 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. There is to be no impact, disruption, impediment or modification to existing active or passive fire safety systems or egress arrangements within the existing school buildings as a direct, or indirect result, of the proposed works without prior consultation and approval by the SINSW (as applicable) and the crown certifier (BM+G).
3. All building works associated with the subject development are to be carried out in accordance with the requirements of the Group DLA BCA Assessment Report Revision: 3, Dated: 08 December 2021. An updated finalised BCA report will need to be provided prior to the issuing of any further Crown Certificates.
4. All building works associated with the subject development are to be carried out in accordance with the requirements of the Purely Access DDA/Access Assessment Report Revision: 1, Dated: 03 December 2021. An updated finalised DDA/Access report will need to be provided prior to the issuing of any further Crown Certificates.
5. Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001),
6. Where the proposed demolition works necessitate the isolation and/or decommissioning of any existing fire services, particularly the fire hydrant system or the sprinkler system, then Fire & Rescue NSW and any relevant insurance providers should be notified prior to de-commissioning and/or isolation of the system.
7. No approval is given, nor implied, for the construction of works beyond the scope specifically approved by the Stage 2 Crown Certificate.
8. 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.
9. 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.
10. 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.
11. 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. Where the cost of works exceeds \$25,000, the Head Contractor is to ensure that they have addressed their obligations under the Building and Construction Industry Long Service Payment Act 1986.
2. The head contractor is to obtain any relevant approvals required under *Section 68* of the *Local Government Act 1993* from Tweed Shire Council, and the relevant service providers (including, but not limited to, gas and electricity).



SCHEDULE 3

FIRE SAFETY SCHEDULE

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

ADDRESS: 33 Oxford Street, Kingscliff NSW
OWNER NSW Department of Education
BCA CROWN CERTIFICATE No.: CRO-22021

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	New/Altered
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a (Clause 6), NSW Table E2.2b & AS 1670.1 – 2018		✓
Emergency Lighting	BCA Clause E4.2, E4.4 & AS 2293.1 – 2018		✓
Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8; and AS 2293.1 – 2018		✓
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 and manufacturer's specification		✓
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005		✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 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 (Auto-shut down)	BCA Clause E2.2, NSW Table E2.2b, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012		✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001		✓
Paths of Travel	EP&A (Development Certification and Fire Safety) Regulation 2021- Section 109		✓
Warning & Operational Signs	BCA Clause E3.3		✓
Fire engineered Performance Solutions relating to: + Hydrant Booster Location	BCA Performance Requirements - EP1.3 Fire Safety Engineering Report prepared by Report No. Revision ..Dated (TBC)		✓

- The above schedule will be subject to change as part of future Construction Certificate stages including to accommodate fire engineering items and design development.



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.