



## BCA CROWN CERTIFICATE

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

<b>CERTIFICATE No.:</b>	CRO-22043
<b>DATE OF CERTIFICATE:</b>	1 February 2023
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 57 & DP 803814, Lot 3 & DP 803772
Address	33 Oxford Street, Kingscliff NSW 2487
<b>LOCAL GOVERNMENT AREA:</b>	Tweed Shire Council
<b>APPLICANT:</b>	
Name	Martyn Charlett
Company	NSW Department of Education
Address	Level 8 / 259 George St, Sydney, NSW 2000
Phone/Email	Phone: 1300 482 651 Email: Martyn.Charlett@det.nsw.edu.au
<b>OWNER:</b>	
Name	NSW Department of Education
Address	Level 8 / 259 George St, Sydney, NSW 2000
Phone	Phone: 1300 679 332
<b>PLANNING APPROVAL:</b>	
SSD No.:	SSD-8744305
Date of Determination	3 November 2021
<b>DESCRIPTION OF DEVELOPMENT:</b>	<b>Stage 3 Crown Certificate –</b> Alterations and Additions to the Existing Building A (Administration Building) <b><u>Only</u></b> associated with Upgrades to Kingscliff High School, including: <ul style="list-style-type: none"><li>• Construction of new creative and performing arts building, amenities building, covered outdoor learning area;</li><li>• Alterations to existing buildings to provide refurbished learning spaces, upgraded food technology unit, new seniors learning area and new staff facilities and</li><li>• Associated works, including demolition, tree removal, revised car parking and local infrastructure upgrades</li></ul>
<b>BCA CLASSIFICATION:</b>	Class 5
<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, Blckett 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 Blckett  
BDC 0032

Date: 01 February 2023

**Address** | Level 1  
140 Beaumont Street  
Hamilton NSW 2303

**Postal** | PO Box 167  
Broadway NSW 2007  
**ABN** | 18 408 985 851

**Contact** | Ph: 02 4047 4955  
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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-A-0201	3	01/11/21	A-A-0202	7	08/09/22
A-A-0203	4	04/11/21	A-A-0301	4	09/01/22
A-A-0501	6	08/09/22	A-A-0601	5	08/09/22
A-A-0602	3	01/11/21	A-A-0701	5	08/09/22
A-A-0702	2	01.11.2021	A-A-0703	2	01/11/22

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Application Form	NSW Department of Education	22/12/22
2.	Annual Fire Safety Statement	School Infrastructure NSW	16/07/21
3.	Fire Engineering Report – Revision 4	SGA Fire	15/11/21
4.	FER Acceptance (GCOR-001937)	School Infrastructure NSW	29/11/22
5.	Section J Compliance Report Rev A	ACOR Consultants Pty Ltd	26/11/21
6.	Section J Compliance Report Rev B	ACOR Consultants Pty Ltd	09/03/22
7.	Builder Statement	Richard Crookes Constructions Pty Ltd	12/01/23
8.	Builder Statement Condition CC12	Richard Crookes Constructions Pty Ltd	20/01/23
9.	Design Statement: Architectural	Bickerton Masters Architecture Pty Ltd	10/01/23
10.	Design Certificate: Civil	ACOR Consultants Pty Ltd	18/01/23
11.	Design Certificate: Acoustic	Acoustic Logic	16/09/21
12.	Design Certificate: Landscaping	Black Beetle Pty Ltd	12/12/22
13.	Design Certificate: Mechanical	ACOR Consultants Pty Ltd	21/11/22
14.	Design Certificate: Civil	ACOR Consultants Pty Ltd	23/11/22
15.	Design Certificate: Electrical	Walkerbai Consulting	10/01/23
16.	Design Certificate: Fire Safety Systems	ACOR Consultants Pty Ltd	12/01/23
17.	Design Statement: Accessibility	Purely Access	20/01/23
18.	External Wall System Disclosure Statement	Bickerton Masters Architecture Pty Ltd	30/11/22
19.	Mechanical Services Specification	ACOR Consultants Pty Ltd	24/03/22
20.	Project Construction Issue Specifications	Bickerton Masters Architecture Pty Ltd	20/07/21
21.	OC Letter SSD Condition 18	Bickerton Masters Architecture Pty Ltd	19/01/23
22.	FEBQ V4	Fire + Rescue NSW	09/08/22
23.	Curriculum Vitae: Marina Lehmstedt	ACOR Consultants Pty Ltd	Not dated
24.	Plans: Civil Works	ACOR Consultants Pty Ltd	Multiple dates
25.	Plans: Hydraulic	ACOR Consultants Pty Ltd	23/04/21
26.	Plans: Mechanical	ACOR Consultants Pty Ltd	Multiple dates
27.	Plans: Electrical Package	Walkerbai Consulting	18/11/22
28.	Building A Ground Floor Markup	Bickerton Masters Architecture Pty Ltd	08/09/22
29.	Design Certificate: Structural	ACOR Consultants Pty Ltd	25/01/23
30.	BCA Report – GDL 200067	Group DLA	08/12/21



## 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 State Significant 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.
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.
5. An updated Civil/Stormwater Design and Design Certificate incorporating the drainage serving the external courtyard is to be provided within seven (7) days of the date of this certificate, as shown in the amended Architectural design and referenced in the Richard Crookes Construction Letter (Item #21).
6. The FP1.4 Performance Solution Report by Bickerton Masters is to be updated to reference the amended Civil/Stormwater Design within fourteen (14) days of the date of this certificate.
7. Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001),
8. 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.
9. No approval is given, nor implied, for the construction of works beyond the scope specifically approved by the Crown Certificate 3.
10. 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.
11. 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.
12. 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.
13. 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 \$250,000, 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 79 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021

**ADDRESS:** 33 Oxford Street, Kingscliff NSW  
**OWNER** NSW Department of Education  
**BCA CROWN CERTIFICATE No.:** CRO-22043

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 79 of the EP&A (Development Certification and Fire Safety) Regulation 2021, is deemed to be the current fire safety schedule for the building.

#### SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	Existing	New/Altered
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		✓
Emergency Evacuation Plan	AS3745-2010 and Fire Engineering Report Prepared by SGA Fire (Jensen Hughes Company) Report Ref. 112412-FER2 Revision: 4 Dated: 15/11/2022.		✓
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005		✓
Management In Use Statement	Fire Engineering Report Prepared by SGA Fire (Jensen Hughes Company) Report Ref. 112412-FER2 Revision: 4 Dated: 15/11/2022.		✓
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 D3.6 & Fire Engineering Report Prepared by SGA Fire (Jensen Hughes Company) Report Ref. 112412-FER2 Revision: 4 Dated: 15/11/2022.		✓
Fire engineered Performance Solutions relating to: + To permit the existing buildings A, B, D, G to each be considered as separate single storey Type C construction buildings despite their roof parts being physically connected by covered walkways with gutters and service conduits.	BCA Performance Requirements – CP2 & CP8. Fire Engineering Report Prepared by SGA Fire (Jensen Hughes Company) Report Ref. 112412-FER2 Revision: 4 Dated: 15/11/2022.		✓

- The above schedule will be subject to change as part of future Construction Certificate stages, which may be inclusive of 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:

- + After excavation for, and prior to the placement of, the first footing for the building.
- + 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.