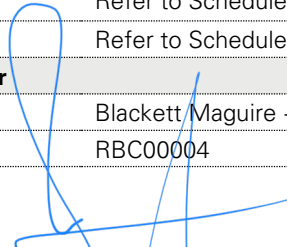




BCA Crown Certificate

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

Certificate No.	CRO-23053	
Date of Certificate	13 July 2023	
+ 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	c/- Martyn Charlett	
Company	NSW Department of Education	
Address	Level 8 / 259 George St, Sydney, NSW 2000	
Phone	1300 482 651	Email Martyn.Charlett@det.nsw.edu.au
+ Owner		
Name	NSW Department of Education	
Address	Level 8 / 259 George St, Sydney, NSW 2000	
Phone	1300 482 651	Email Martyn.Charlett@det.nsw.edu.au
+ Description of Development		
Description	Crown Certificate 5: Remaining works to CAPA Building O (including Amenities Building), New Staff Carpark and Landscaping works associated with the carpark and Buildings D & F only to the exclusion of: + Refurbishment of Building G, + Upgrade of the main pedestrian entry, + New mechanical plant, + New waste enclosure, + New bike storage and remaining carparking. <i>1. This staged BCA Crown Certificate has been issued for the building works described above only. Separate BCA Crown Certificate/s will be required prior to commencement of any subsequent works.</i> <i>2. This BCA Crown Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i>	
BCA Classification	Class 9b	
Applicable BCA	NCC Volume 1 2019	
Development Consent	Consent Number: SSD-8744305	Date: 3 November 2021
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 2019, subject to the attached Conditions.</i>	
Referenced Documentation	Refer to Schedule 1	
Conditions and Exclusions	Refer to Schedule 2	
Fire Safety Schedule	Refer to Schedule 3	
+ Details of Crown Certifier		
Crown Certifier	Blackett Maguire + Goldsmith Pty Ltd	
Registration Number	RBC00004	
Signature		
Signed on Behalf of BM+G	David Blackett	Registration Number: BDC0032
Liability limited by a scheme approved under Professional Standards Legislation		

+ Schedule 1 – Schedule of Documentation

Referenced Plans

+ Architectural Plans prepared by **Bickerton Masters**

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
KHS LA CD 102	02	07.06.2021	KHS LA CD 104	02	07.06.2021
A-X-0111	09	31.05.2023	A-O-0201	07	25.10.2021
A-X-0101	06	14.12.2021	A-O-0301	10	18.10.2022
A-O-0302	12	27.03.2023	A-O-0202	24	27.06.2023
A-O-0203	21	22.06.2023	A-O-0204	6	27.02.2023
A-O-0501	10	24.05.2023	A-O-0502	8	24.05.2023
A-O-0503	1	13.04.2023	A-O-0601	6	09.03.2023
A-O-0602	6	02.05.2023	A-X-0200	6	14.12.2021
A-X-0201	9	24.05.2023			

Documentation Relied Upon

In conjunction with the approved plans and specifications the following documentation was relied upon in issuing the BCA Crown Certificate:

+ Documentation:

+ Item	+ Documentation	+ Prepared by	+ Date
1.	Crown Certificate Application Form	NSW Department of Education	07.06.2023
2.	Design Certificate: Acoustic	Acoustic Logic	08.06.2023
3.	Design Certificate: Lifts	Schindler Lifts Australia Pty Ltd	10.03.2022
4.	Design Certificate: Electrical Building O	Walkerbai Consulting Pty Ltd	26.06.2023
5.	Design Certificate: Electrical External	Walkerbai Consulting Pty Ltd	26.06.2023
6.	Certificate of Compliance: Structural	Graeme Moulston & Associates Engineering Pty Ltd	24.04.2023
7.	Design Certificate: Landscaping	Black Beetle Pty Ltd	30.06.2023
8.	Design Certificate: Structural	Acor Consultants Pty Ltd	28.06.2023
9.	Traffic Engineering Assessment	Genesis Traffic	07.06.2023
10.	Design Certificate: Mechanical	Acor Consultants Pty Ltd	30.05.2023
11.	Accessibility Design Compliance Statement	Purely Access	05.06.2023
12.	Fire Test Certificate	BRANZ Limited	04.05.2012
13.	Architectural Design Confirmation	Bickerton Masters	08.06.2023
14.	FP1.4 Performance Report	Bickerton Masters	05.07.2023
15.	Stormwater and Drainage Works Determination No. SWD21/0523	Tweed Shire Council	22.03.2022
16.	Section J Energy Efficiency JV3 Compliance Report	Acor Consultants Pty Ltd	09.03.2022
17.	BCA Assessment Report	Group DLA	08.03.2023
18.	Construction Specification	Bickerton Masters	20.07.2021

19.	Hardware Summary	Assa Abloy	14.03.2023
20.	Door Hardware Schedule	Assa Abloy	05.04.2023
21.	Lift Plans	Schindler Lifts Australia Pty Ltd	16.11.2021
22.	Architectural Plans	Bickerton Masters	Multiple dates
23.	Lighting and Dry Fire Layout Plans	Walkerbai Consulting	23.06.2023
24.	Shop Drawings	Ultimate Steel Framing	07.06.2023
25.	Mechanical Services Plans	Acor Consultants Pty Ltd	Multiple dates
26.	Structural Plans	Acor Consultants Pty Ltd	Multiple dates
27.	Landscaping Plans	Black Beetle Pty Ltd	Multiple dates
28.	External Wall System Disclosure Statement	Bickerton Masters	11.07.2022
29.	Product Technical Statement: Bradford Fireseal Curtain Wall Batts	Bradford	Not dated
30.	Crown Certificate CRO-22021	Blackett Maguire + Goldsmith Pty Ltd	11.03.2022
31.	Fire Engineering Report	SGA Fire	18.04.2023
32.	SSD Development Consent No. SSD-8744305	NSW Department of Planning, Industry and Environment	03.11.2021
33.	Design Endorsement Certificate: Fire Hose Reels and Fire Hydrant System	Acor Consultants Pty Ltd	04.07.2023
34.	Design Certificate: Hydraulic	Acor Consultants Pty Ltd	04.07.2023
35.	Hydraulic and Fire Services Plans	Acor Consultants Pty Ltd	04.07.2023

+ Schedule 2 – Conditions and Exclusions

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 SSD-8744305 Date: 3 November 2021. The building works should not commence until the Crown is satisfied that the relevant conditions of the 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 Crown Certificate 5.
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: 4, Dated: 08 March 2023.
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: 2, Dated: 05 June 2023.
5. There is to be no impact, disruption, impediment or modification to existing active or passive fire safety systems or egress arrangements within the existing hospital building 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).
6. Demolition works are to be undertaken in accordance with the documentation listed in Schedule 1 & AS 2601-2001.
7. 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.
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.
12. The Fire Safety Engineer is 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.
13. The Access Consultant is 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

Owner	NSW Department of Education
Subject Property	33 Oxford Street, Kingscliff NSW 2487
BCA Crown Certificate No.	CRO-23053

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, is deemed to be the current fire safety schedule for the building.

Schedule – Building O

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a (Clause 6), NSW Table E2.2b & AS 1670.1 – 2018		✓
Emergency Evacuation Plan	AS3745-2010 & Fire Safety Engineering Report prepared by SGA Fire (Jensen Hughes) Report No.112412-FER2-r5 Dated: 18 April 2023.		✓
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 Doors	BCA Clause D2.7 & AS 1905.1 – 2015 and Manufacturer’s Specification		✓
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005 Fire Safety Engineering Report prepared by SGA Fire (Jensen Hughes) Report No.112412-FER2-r5 Dated: 18 April 2023.		✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 Fire Safety Engineering Report prepared by SGA Fire (Jensen Hughes) Report No.112412-FER2-r5 Dated: 18 April 2023.		✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer’s specification Fire Safety Engineering Report prepared by SGA Fire (Jensen Hughes) Report No.112412-FER2-r5 Dated: 18 April 2023.		✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer’s specification		✓

	Fire Safety Engineering Report prepared by SGA Fire (Jensen Hughes) Report No.112412-FER2-r5 Dated: 18 April 2023.		
Management In Use Plan	Fire Safety Engineering Report prepared by SGA Fire (Jensen Hughes) Report No.112412-FER2-r5 Dated: 18 April 2023.		✓
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 & Fire Safety Engineering Report prepared by SGA Fire (Jensen Hughes) Report No.112412-FER2-r5 Dated: 18 April 2023.		✓
Warning & Operational Signs	BCA Clause E3.3, D3.6 & Spec.D3.6		✓
<p>Fire engineered Performance Solutions relating to:</p> <p>+ To permit the location of the Fire Hydrant Booster Assembly to not be within sight of the main entrance to the building, as required to comply with AS2419.1-2005.</p> <p>+ To permit the load-bearing external walls of Building O (Level 1) to be constructed without achieving the minimum required FRL of 120/30/30 where located within the following distances of the allotment boundaries:</p> <ul style="list-style-type: none"> - 4.7m from the Northern boundary. - 4.8m from the Western boundary. <p>+ To permit fire hose reels to pass through fire doors to achieve coverage to enclosures underneath non-fire isolated stairways.</p>	<p>BCA Performance Requirements – CP1,CP2, EP1.1, EP1.3</p> <p>Fire Safety Engineering Report prepared by SGA Fire (Jensen Hughes) Report No.112412-FER2-r5 Dated: 18 April 2023.</p>		✓

+ Inspection and Certification Schedule

Required Inspections

The following inspections must be undertaken during the construction program.

- + After the commencement of the excavation for, and before the placement of, the first footing.
- + Prior to covering of any stormwater drainage connections.
- + Prior to covering of fire protection at service penetrations to building elements that are required to resist internal fire or smoke spread,
- + Prior to covering the junction of any internal fire-resisting construction.
- + After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.