



BCA CROWN CERTIFICATE

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

CERTIFICATE No.:	CRO-23023
DATE OF CERTIFICATE:	08 May 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	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
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 4 Crown Certificate – Alterations to the Existing Building C (Including General Learning Spaces, Seniors Learning Area and staff facilities) and associated landscaping Only and to the exclusion of construction of a new Performing Arts building, Library, alterations to food technology unit, carparking and associated infrastructure associated with Upgrades to Kingscliff High School;
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, 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: 08 May 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-X-0111	8	08/02/2023	A-C-0401	6	20/04/2023
A-C-0402	7	20/04/2023	A-C-0403	9	20/04/2023
A-C-0404	6	20/04/2023	A-C-0405	6	20/04/2023
A-C-0406	7	20/04/2023	A-C-0202	5	14/03/2023
A-C-0207	9	21/04/2023	A-C-0208	11	21/04/2023
A-C-0209	14	08/08/2022	A-C-0302	5	14/03/2023
A-C-0201	4	24/08/2021	A-C-0203	5	06/09/2021
A-C-0204	5	02/02/2022	A-C-0205	4	24/08/2021
A-C-0206	5	06/09/2021	A-C-0210	7	02/03/2022
A-C-0211	7	02/03/2022	A-C-0301	4	24/08/2021
A-C-0304	4	24/08/2021	A-C-0305	4	24/08/2021
A-C-0501	3	24/08/2021	A-C-0502	3	24/08/2021
A-C-0601	3	24/08/2021	A-C-0602	3	24/08/2021
A-X-0113	6	14/12/2021	A-X-0112	6	14/12/2021
A-X-0115	6	14/12/2021	A-X-0114	10	03/02/2023

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Crown Certificate Application Form	NSW Department of Education	17/04/2023
2.	SSD Development Consent (SSD-8744305)	NSW Government – DPI&E	03/11/2021
3.	DDA / Access Design Compliance Statement Building C	Purely Access	14/04/2023
4.	Design Certificate: Acoustic	Acoustic Logic	19/04/2023
5.	Design Certificate: Hydraulic Fire Services	ACOR Consultants	12/04/2023
6.	Design Certificate: Hydraulic Services	ACOR Consultants	26/04/2023
7.	Design Certificate: Structural	ACOR Consultants	27/04/2023
8.	Design Certificate: Mechanical	ACOR Consultants	27/04/2023
9.	Design Certificate: Electrical	Walkerbai Consulting	04/05/2023
10.	Design Certificate: Architectural	Bickerton Masters	21/04/2023
11.	Builder Statement: Compliance with SSD Consent	Richard Crookes Constructions	19/04/2023
12.	Design Certificate: Landscaping	Black Beetle Pty Ltd	12/04/2023
13.	Performance Solution Report FP1.4 Weatherproofing	Bickerton Masters	21/04/2023
14.	Fire Engineering Report	SGA Fire	18/04/2023
15.	Accessibility Performance Solution Report	Purely Access	15/12/2022
16.	Accessibility Performance Solution Brief	Purely Access	15/12/2022
17.	Structural Plans	ACOR Consultants	04/08/2021
18.	BCA Assessment Report	Group DLA	08/03/2023
19.	Bush Fire Markup Plans	Bickerton Masters	Multiple dates
20.	Bushfire Planning Assessment	Cool Burn Fire & Ecology	09/12/2021
21.	Fire Hydrant and Hydraulic Services Design	ACOR Consultants	06/04/2023
22.	Design Certificate: Architectural	Bickerton Masters	05/04/2023



23.	Curriculum Vitae: Karl Paton	ACOR Consultants	-
24.	Curriculum Vitae: Louis Zhu	ACOR Consultants	-
25.	Electrical Services and Dry Fire Design	Walkerbai Consulting	Multiple dates
26.	Mechanical Services Design	ACOR Consultants	24/03/2023



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: 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: 1, Dated: 14 April 2023.
5. Prior to the installation of balustrades the proposed structural engineer endorsed design or tested system is to be provided to Blackett Maguire + Goldsmith for review.
6. Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001),
7. Where the proposed demolition works necessitate the isolation and/or decommissioning of any existing fire services, particularly the fire hydrant system, then Fire & Rescue NSW and any relevant insurance providers should be notified prior to de-commissioning and/or isolation of the system.
8. No approval is given, nor implied, for the construction of works beyond the scope specifically approved by the Crown Certificate 4.
9. Prior to the issuance of an Interim or final BCA Completion Certificate for Building C an Annual Fire Safety Statement is to be provided, issued within (6) months prior of the BCA Completion Certificate.
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-23023

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.

BUILDING C (GLS, SENIORS LEARNING AREAS AND STAFF AREAS)

Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
Automatic Fire Detection & Alarm System (Auto-Shutdown)	Proposed: BCA 2019 clause E2.2, NSW Table E2.2b, Spec. E2.2a (Clause 6) & AS 1670.1 – 2018		
Emergency Lighting	Proposed: BCA 2019 Clause E4.2, E4.4 & AS 2293.1 – 2018		✓
Exit Signs	Proposed: BCA 2019 Clauses E4.5, NSW E4.6 & E4.8; and AS 2293.1 – 2018		✓
Emergency Evacuation Plan	Proposed: AS3745-2010 and Fire Engineering Report Prepared by SGA Fire (Jensen Hughes Company) Report Ref. 112412-FER2-r5 Revision: 5 Dated: 18/04/2023.		✓
Fire Hydrant Systems	Proposed: BCA 2019 Clause E1.3 & AS 2419.1 – 2005 & Fire Engineering Report Prepared by SGA Fire (Jensen Hughes Company) Report Ref. 112412-FER2-r5 Revision: 5 Dated: 18/04/2023.		✓
Fire Seals	Proposed: BCA 2019 Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification		
Management In Use Statement	Proposed: Fire Engineering Report Prepared by SGA Fire (Jensen Hughes Company) Report Ref. 112412-FER2-r5 Revision: 5 Dated: 18/04/2023..		✓
Mechanical Air Handling Systems (Auto Shutdown)	Proposed: BCA 2019 Clause E2.2, NSW Table E2.2b, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012		
Portable Fire Extinguishers	Proposed: BCA 2019 Clause E1.6 & AS 2444 – 2001		✓
Warning & Operational Signs	Proposed: BCA 2019 Clause D3.6, E3.3 & Fire Engineering Report Prepared by SGA Fire (Jensen Hughes Company) Report Ref. 112412-FER2-r5 Revision: 5 Dated: 18/04/2023.		✓
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	BCA Performance Requirements – CP1, CP2, CP8, & EP1.3 Fire Engineering Report Prepared by SGA Fire (Jensen Hughes Company) Report Ref. 112412-FER2-r5 Revision: 5 Dated: 18/04/2023.		✓



Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
<p>walkways with gutters and service conduits.</p> <p>+ To permit the existing buildings C and F to each be considered as separate two storey Type B construction buildings despite their roof parts being connected by gutters and service conduits.</p> <p>+ To rationalise the distances between external walls and associated openings of existing Buildings H and F, and Building C, where considered a fire-source feature and within 18m on the same allotment. External windows of Building C, where located with 6m of Building H, are to be protected with non-combustible screens achieving a minimum bushfire construction of BAL 12.5.</p> <p>+ To permit the location of the fire hydrant booster assembly to not be within sight of the main entrance to Building C.</p>			

Note: The above schedule may be subject to change as part of future Construction Certificate stages, which may be inclusive of fire engineering items and design development.

BUILDING C – LIBRARY

Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
Automatic Fire Detection & Alarm System	BCA 2019 clause E2.2, NSW Table E2.2b, Spec. E2.2a (Clause 4) & AS 1670.1 – 2018	✓	
Building Occupant Warning System	BCA 2019 E2.2, Spec. E2.2a (Clause 7) & Clause 3.22 of AS 1670.1 – 2018	✓	
Emergency Lighting	BCA 2019 Clause E4.4 & AS 2293.1 – 2018	✓	
Emergency Evacuation Plan	AS 3745-2010 FER prepared by SGA Fire (Jensen Hughes) Report No. 112412 –FER Revision: 2 Dated: 18 November 2021.	✓	
Exit Signs	BCA 2019 Clauses E4.5, NSW E4.6 & E4.8; and AS 2293.1 – 2018	✓	
Fire Doors	BCA 2019 Clause C3.4, D2.7, AS 1905.1 – 2015 and manufacturer's specification FER prepared by SGA Fire (Jensen Hughes) Report No. 112412 –FER Revision: 2 Dated: 18 November 2021.	✓	
Fire Hose Reels	BCA 2019 Clause E1.4 & AS 2441 – 2005.	✓	



Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
Fire Shutter (Library)	BCA 2019 C3.4, Spec C3.4, AS 1905.2 – 2005 & Manufacturer's Specification FER prepared by SGA Fire (Jensen Hughes) Report No. 112412 –FER Revision: 2 Dated: 18 November 2021.	✓	
Fire Seals	BCA 2019 Clause C3.15, AS 1530.4 –2014 & AS 4072.1 –2005 and manufacturer's specification	✓	
Fire Hydrant Systems	BCA 2019 Clause E1.3 & AS 2419.1 – 2005 FER prepared by SGA Fire (Jensen Hughes) Report No. 112412 –FER Revision: 2 Dated: 18 November 2021.	✓	
Lightweight Construction	BCA 2019 Clause C1.8 & AS 1530.4 –2014, manufacturer's specification and – FER prepared by SGA Fire (Jensen Hughes) Report No. 112412 –FER Revision: 2 Dated: 18 November 2021.	✓	
Management in Use Plan	FER prepared by SGA Fire (Jensen Hughes) Report No. 112412 –FER Revision: 2 Dated: 18 November 2021.	✓	
Mechanical Air Handling Systems (Auto-Shutdown)	BCA 2019 Clause E2.2, NSW Table E2.2b, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓	
Paths of Travel	EP&A (Development Certification and Fire Safety) Regulation 2021 -Section109	✓	
Portable Fire Extinguishers	BCA 2019 Clause E1.6 & AS 2444 – 2001	✓	
Smoke Seals	BCA 2019 D2.7(d); FER prepared by SGA Fire (Jensen Hughes) Report No. 112412 –FER Revision: 2 Dated: 18 November 2021.	✓	
Warning and Operational Signs	BCA 2019 clause E3.3 & D3.6	✓	
Fire engineered Performance Solutions relating to: <ul style="list-style-type: none"> + To permit the location of the hydrant booster not within sight of the main entrance of the protected building. + To permit the external wall of Building C not achieving the required FRL, where exposed to the new Library building. The external walls of the new Library building are to be provided with two-way fire protection, achieving a minimum FRL of 120/120/120, where within 3m of a fire-source feature – with steel plates permitted to pass through the fire wall where connected to the Library roof trusses. 	BCA 2019 Performance Requirements: EP1.3, CP1, CP2 and CP8. FER prepared by SGA Fire (Jensen Hughes) Report No. 112412 –FER Revision: 2 Dated: 18 November 2021.	✓	



SCHEDULE 4

INSPECTION REQUIREMENTS

REQUIRED INSPECTIONS

Please ensure that our office is contacted to undertake the following inspections throughout the construction program:

- + Prior to covering service penetrations in fire resisting construction.
- + Preliminary Final Inspection and onsite testing of all active fire safety systems, prior to the completion of building works.
- + After the building works has been completed.