

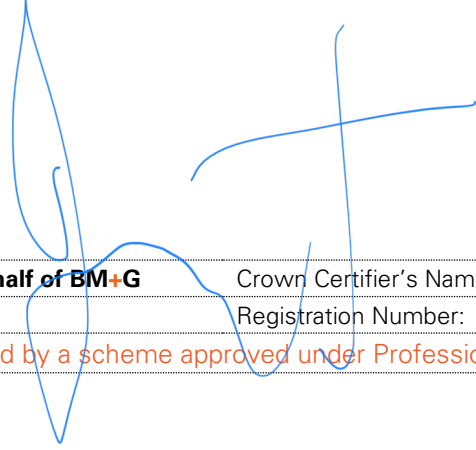


BCA Crown Certificate

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

Certificate No.	CRO-23089	
Date of Certificate	30 October 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	GPO Box 33 City, Sydney NSW 2000	
Phone	0412 135 517	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	<p>Crown Certificate 6 – The following works associated with the upgrades to Kingscliff High School:</p> <ul style="list-style-type: none">+ Refurbishment of Building G,+ Upgrade of the main pedestrian entry (including retaining walls and associated landscaping.)+ New bike parking facilities only <p>To the exclusion of the new waste enclosure, new mechanical plant and remaining carparking.</p> <ol style="list-style-type: none"><i>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>This BCA Crown Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i>	
BCA Classification	Class 9b Class 10b	
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	
Accreditation Number	RBC00004	

Signature



Signed on Behalf of BM+G

Crown Certifier's Name:

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 Architecture Pty Ltd

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
A-X-0206	4	19.09.23	A-G-0201	6	01.06.2021
A-G-0202	17	01.06.2021	A-G-0203	3	01.06.2021
A-G-0301	2	04.10.2023	A-G-0501	7	02.03.2021
A-G-0601	6	02.03.2021	A-G-1401	12	01.06.2021
A-G-1402	13	01.06.2021	A-G-1501	8	01.06.2021
A-X-0101	6	14.12.2021	A-X-0111	12	06.09.2023
A-X-0112	9	06.09.2023	A-X-0113	9	06.09.2023
A-X-0114	19	19.09.2023	A-X-0115	8	16.06.2023
A-X-0116	7	16.06.2023	A-X-0205	7	29.09.2023

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	20.10.2023
2.	Development Consent SSD-8744305	NSW Department of Planning, Industry and Environment	03.11.2021
3.	Fire Engineering Report Rev 4 No. 112412-FER2-R4	SGA Fire	15.11.2022
4.	Accessibility Design Compliance Statement	Purely Access	19.10.2023
5.	Accessibility Performance Solution Brief No. 10228PSB	Purely Access	19.10.2023
6.	Accessibility Performance Solution Report No. 10228PSR	Purely Access	19.10.2023
7.	Architects Design Statement	Bickerton Masters Architecture Pty Ltd	04.10.2023
8.	Design Certificate: Acoustic	Acoustic Logic	24.10.2023
9.	Design Certificate: Fire Hose Reels & Fire Hydrant System	ACOR Consultants Pty Ltd	19.10.2023
10.	Design Certificate: Structural	ACOR Consultants Pty Ltd	10.10.2023
11.	Design Certificate: Hydraulic	ACOR Consultants Pty Ltd	19.10.2023
12.	Design Certificate: Mechanical	ACOR Consultants Pty Ltd	20.10.2023
13.	Design Certificate: Civil	ACOR Consultants Pty Ltd	19.10.2023
14.	Design Certificate: Landscaping	Black Beetle Pty Ltd	31.10.2023
15.	Builder Statement: SSD Conditions	Richard Crookes Constructions Pty Ltd	06.10.2023

+ Item	+ Documentation	+ Prepared by	+ Date
16.	Design Certificate: Electrical Building G	Walkerbai Consulting	02.05.2023
17.	Design Certificate: Electrical	Walkerbai Consulting	26.06.2023
18.	Ceiling Modification Memo Rev 3 No. BR210028	ACOR Consultants Pty Ltd	05.10.2023
19.	Civil Plans	ACOR Consultants Pty Ltd	16.10.2023
20.	Electrical Plans	ST Electrical & Data	Multiple dates
21.	Hydraulic Plans	ACOR Consultants Pty Ltd	Multiple dates
22.	Landscape Plans	Black Beetle Pty Ltd	23.10.2023
23.	Mechanical Plans	ACOR Consultants Pty Ltd	18.07.2023
24.	Structural Plans	ACOR Consultants Pty Ltd	10.10.2023

+ 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. Prior to commencement of any structural works associated with the ceiling mounted mirrors in Building G, a structural design endorsed by a suitably qualified structural engineer is to provided to BM+G.
3. No approval is given nor implied for the construction of works beyond the scope specifically approved by Crown Certificate 6.
4. 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.
5. 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: 19 October 2023.
6. 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).
7. Demolition works are to be undertaken in accordance with the documentation listed in Schedule 1 & AS 2601-2001.
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. All building works associated with the subject development are to be carried out in accordance with the approved documentation listed above in Schedule 1.
10. 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. Blakett 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.
14. 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.
15. 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

Part 10 of the Environmental Planning and Assessment Act (Development Certification and Fire Safety) Regulation 2021.

Please note:

- + A fire safety Schedule must deal with the whole of the building not just part of the building.

Section 1: Location of building

Address (Street No., Street Name, Suburb and Postcode)

33 OXFORD STREET, KINGSCLIFF NSW 2487

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 57	DP803814	BUILDING G
LOT 3	DP803772	

Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

- Not applicable – Fire Safety Schedule is not being re-issued.
- Reissued Fire Safety Schedule (please state reason below)

Reason for Reissue of Schedule

- Original Schedule Lost or Destroyed
- Correction of errors or omissions.

Section 3: Reference Details (Section 78 of the Regulation)

Reference Type Reference Number (if known)

DEVELOPMENT CONSENT SSD-8744305

Section 4: Fire Safety Measures for the building – excluding Critical Fire Safety Measures (Section 79 of the Regulation)

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
Current (Existing)		
1.	FIRE HYDRANT SYSTEMS (EXTERNAL HYDRANTS)	BCA 2019 CLAUSE E1.3 AS 2419.1 – 2005
2.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1.6 AS 2444 – 2001

Proposed (New or Modified including section 84(6) of the Regulation)		
1.	EMERGENCY LIGHTING	BCA 2019 CLAUSE E4.2 & E4.4 AS 2293.1 – 2018
2.	EMERGENCY EVACUATION PLAN	AS 3745 – 2010 & Fire Engineering Report prepared by SGA Fire Report Ref: 112412-FER2-r4, Dated: 15 November 2022.
3.	EXIT SIGNS	BCA 2019 CLAUSES E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018

4.	FIRE BLANKETS	AS 3504 – 1995 & AS2444 – 2001
5.	FIRE HYDRANT SYSTEMS (EXTERNAL HYDRANTS)	BCA 2019 CLAUSE E1.3 AS 2419.1 – 2005 Fire Engineering Report prepared by SGA Fire Report Ref: 112412-FER2-r4, Dated: 15 November 2022.
6.	FIRE SEALS	BCA 2019 CLAUSE C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2014 AND MANUFACTURER'S SPECIFICATION
7.	LIGHTWEIGHT CONSTRUCTION (WALLS SEPARATING MSB FROM OTHER PARTS OF THE BUILDING)	BCA 2019 CLAUSE C1.8 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATION
8.	PORTABLE FIRE EXTINGUISHERS	BCA 2019 CLAUSE E1.6 AS 2444 – 2001
9.	WARNING & OPERATIONAL SIGNS	BCA 2019 CLAUSE D3.6 Fire Engineering Report prepared by SGA Fire Report Ref: 112412-FER2-r4, Dated: 15 November 2022.

Details of Fire Safety Building Code of Australia (BCA) Performance Solutions Report(s)

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
Fire Engineering Report prepared by SGA Fire Report Ref: 112412-FER2-r4, Dated: 15 November 2022.	CP2 & CP8	C1.1, C2.2, C3.2 & C3.4 To permit existing buildings A, B, D, G to each be considered as separate single storey Type C construction buildings despite their roof parts being connected by gutters and service conduits.
	EP1.3	E1.3 To permit the location of the Fire Hydrant Booster assembly to not be within sight of the main entry of a building it serves (Building G).

Section 5: Critical Fire Safety Measures – where applicable to the building (Section 79 of the Regulation)

Note: A critical fire safety measure is one where the performance is verified at intervals of less than 12 months through the submission of a supplementary fire safety statement.

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
Current (Existing)		
1.	N/A	
Proposed (New or Modified)		
1.	N/A	

Section 6: Details of approved exemptions from compliance with BCA standards for a relevant fire safety system (Section 74 of the Regulation)

+ Item No.	+ Relevant fire safety measures	+ Description of exemption
1.	N/A	

Section 7: Name of authority or registered certifier issuing this schedule

Name

DAVID BLACKETT

Organisation (Business name)

BLACKETT MAGUIRE + GOLDSMITH PTY LTD

Business Address (Street No., Street Name, Suburb and Postcode)

SUITE 2.01, 22-36 MOUNTAIN ST, ULTIMO NSW 2007

Registration Number (Where Applicable)

RBC00004 (BDC0032)

Date of Issue

30/10/2023

+ Inspection and Certification Schedule

Required Inspections

The following inspections are recommended to be undertaken during the construction program.

- + Prior to covering of the framework for any floor, wall, roof or other building element.
- + Prior to covering of any stormwater drainage connections.
- + After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.