


BCA Completion Certificate

Certificate No.	BCAC-24006	
Type	Partial	
Date of Certificate	31 January 2024	
+ Subject Land		
Lot + DP	Lot 57	DP 803814
	Lot 8	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	
Contact Details	Phone: 1300 482 651	Email: martyn.charlett@det.nsw.edu.au
+ Owner		
Name	NSW Department of Education	
Address	GPO Box 33 City, Sydney NSW 2000	
Contact Details	Phone: 1300 482 651	Email: martyn.charlett@det.nsw.edu.au
+ Description of Development		
Description	<p>Upgrades to Kingscliff High School, including:</p> <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 <p><i>Note: This BCA Completion Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i></p>	
Whole/Part	Part	
Description of part:	Stage 2C - Alterations and refurbishment to Ground Floor and First Floor of Building C (West) including (as shaded green) only	
		
	Ground Floor	



First Floor

BCA Classification	Class 9b	
+ Development Consent		
SSD No. & Date of Determination	SSD-8744305 dated 3 November 2021	
+ Crown Development Certificate		
Crown Certificate No. & Date of Determination	CRO-23023 dated 08 May 2023	
<i>BM+G confirm that:</i>		
<ul style="list-style-type: none"> + The building works as detailed above are suitable for occupation or use in accordance with its classification under the Building Code of Australia; and + Certification has been issued under the provisions of S6.28 of the EP&A Act 1979 and BCA 2019 with respect to the building works; and + Verification for completion of the works is reliant on the documentation detailed in Schedule 1; and + This is not a Part 6 Compliance Certificate as referenced under the EP&A Act 1979. 		
Documentation Relied Upon	As listed in Schedule 1	
Conditions and Exclusions	As listed in Schedule 3	
+ Details of Crown Certifier		
Crown Certifier	Blackett Maguire + Goldsmith Pty Ltd	
Accreditation Number	RBC00004	
Signature		
Signed on Behalf of BM+G	Certifier's Name:	David Blackett
	Registration Number:	BDC0032
<p>Liability limited by a scheme approved under Professional Standards Legislation</p>		

+ Schedule 1 – Schedule of Documentation

Document Relied Upon

The following documentation was relied upon in issuing this BCA Completion Certificate:

+ Documentation:

+ Item	+ Documentation	+ Prepared by	+ Date
1.	Completion Certificate Application Form	NSW Schools Infrastructure	29.01.2024
2.	Installation Certificate: Mechanical	Glennair Air Conditioning	17.01.2024
3.	Installation Certificate: Warning & Operational Signage	Richard Crookes Constructions	08.01.2024
4.	Installation Certificate: Passive Fire Sealing	ST Electrical & Data	21.02.2023
5.	Installation Certificate: Fire Doors	Firemex Pty Ltd	08.03.2023
6.	Hinged Fire Door Certificate & Schedule of Evidence	Firemex Pty Ltd	08.03.2023
7.	Acoustic Statement	Acoustic Logic	15.01.2024
8.	Installation Certificate: Emergency Lighting and Exit Signage	ST Electrical & Data	16.01.2024
9.	Installation Certificate: Glazing	Tweed Coast Glass	23.01.2024
10.	c Architectural	Bickerton Masters Architecture Pty Ltd	22.01.2024
11.	Builders Statement	Richard Crookes Constructions	24.01.2024
12.	SSD Conditions Statement (A2, A3, A19)	Bickerton Masters Architecture Pty Ltd	22.01.2024
13.	Installation Certificate: Emergency Evacuation Diagrams	Australian Fire Protection Pty Ltd	16.01.2024
14.	Installation Certificate: Fire Hazard Properties	Flooring Xtra Commercial	22.01.2024
15.	Installation Certificate: Hydraulic	Level Plumbing	15.01.2024
16.	External Wall System Disclosure Statement	Bickerton Masters	15.01.2024
17.	Staging Report	DFP Planning Consultants	28.11.2023
18.	Subcontractor Schedule	-	-
19.	Management In Use Statement	School Infrastructure NSW	13.09.2023
20.	Cemintel Fire Performance Guide	Cemintel	06.2019
21.	Test Report Desso & Patricia Urquiola EcoBase	AWTA Product Testing	06.07.2023
22.	Targeted Destructive Hazmat Survey Report	ENV Solutions	17.05.2023
23.	Hazmat Register	ENV Solutions	-
24.	Installation Certificate: Fire Hazard Properties	Blueline Commercial Pty Ltd	09.01.2024
25.	Regulatory Information Report: CSR Gyprock Plasterboard and CSR Cemintel Fibre Cement Products	CSR Gyprock	24.10.2023
26.	Fire Engineering Inspection Report	Jensen Hughes Pty Ltd	22.01.2024

+ Item	+ Documentation	+ Prepared by	+ Date
27.	External Finishes Schedule	-	-
28.	Internal Finishes Schedule	-	-
29.	Material Safety Data Sheet: Glasswool Insulation Products	Bradford	02.04.2013
30.	Test Certificate: Flammability of HardieWrap	CSIRO	07.02.2013
31.	Test Report: HardieWrap Material	CSIRO	28.03.2013
32.	Fire Rating of Austral Bricks	Austral Bricks (NSW) Pty Ltd	16.05.2022
33.	Fire Safety Certificate	David Tonge	24.01.2024
34.	Installation Certificate: Structural	Acor Consultants	30.01.2024
35.	Bushfire Planning Assessment	Cool Burn Fire & Ecology	09.12.2021
36.	Technical Data Sheet: Fire Mastic HPE	BOSS Passive Fire Pty Ltd	12.2023
37.	Safety Data Sheet: BOSS Fyrebox	BOSS Passive Fire Pty Ltd	30.08.2019
38.	Builder/ Head Contractor Compliance Statement	Richard Crookes Constructions	24.01.2024
39.	Installation Certificate: Electrical	ST Electrical & Data	25.01.2024
40.	Fire Assessment Report FC13921 Issue 2	Etex Australia Pty Ltd	03.05.2021
41.	Statement of Compliance: Fire Penetrations	ST Electrical & Data	31.10.2024
42.	Subcontractor Schedule	Richard Crookes Constructions	-
43.	Installation Statement: Fire Extinguishers	Auscoast Fire Services	17.01.2024
44.	Installation Certificate: Lightweight Fire Rated Construction	Prime Focus Pty Ltd	01.02.2023
45.	Installation Certificate: Artificial Lighting	ST Electrical & Data	16.01.2024
46.	Accessibility Performance Solution Report	Purely Access	09.01.2024
47.	Accessibility Construction Compliance Statement	Purely Access	31.01.2024

Note: While BM+G confirms that the certificates provided by others are relevant to the project, BM+G does not endorse the certificates mentioned above. The relevant installation contractor issuing the certificate is responsible for the accuracy and truth of the certificates and the respective works undertaken by the contractor.

+ Schedule 2 – 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	DP 803814	KINGSCLIFF HIGH SCHOOL – BUILDING C
LOT 8	DP 803772	

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.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA 2019 CLAUSE E2.2, NSW TABLE E2.2B, SPEC.E2.2A (CLAUSE 6) AND AS1670.1-2018.
2.	EXIT SIGNS	BCA 2019 CLAUSES E4.5, NSW E4.6 & E4.8; AND AS 2293.1 – 2018
3.	FIRE DOOR (ELECTRICAL DISTRIBUTION BOARD)	BCA 2019 CLAUSE C2.13, AS1905.1-2015 & MANUFACTURERS SPECIFICATIONS
4.	FIRE HYDRANT SYSTEMS (EXTERNAL)	BCA 2019 CLAUSE E1.3 & AS 2419.1 – 2005 FIRE ENGINEERING REPORT PREPARED BY SGA FIRE, REPORT NO. 112412 –FER2, REVISION: 4, DATED: 18 NOVEMBER 2023
5.	FIRE SEALS	BCA 2019 CLAUSE C3.15, AS1530.4-2014 & AS4072.1-2005 AND MANUFACTURERS SPECIFICATION.
6.	LIGHTWEIGHT CONSTRUCTION (ELECTRICAL DISTRIBUTION BOARD)	BCA 2019 CLAUSE C1.8, AS1530.4-2014 & MANUFACTURERS SPECIFICATIONS
7.	MANAGEMENT IN USE STATEMENT	FIRE ENGINEERING REPORT PREPARED BY SGA FIRE, REPORT NO. 112412 –FER2, REVISION: 4, DATED: 18 NOVEMBER 2023

8.	MECHANICAL AIR HANDLING SYSTEMS (AUTOMATIC SHUTDOWN)	BCA 2019 CLAUSE E2.2, NSW TABLE E2.2B, AS/NZS1668.1-2015 & AS1668.2-2012.
9.	PORTABLE FIRE EXTINGUISHERS	BCA 2019 CLAUSE E1.6 & AS 2444 – 2001
10.	WARNING & OPERATIONAL SIGNS	BCA 2019 CLAUSE D3.6 & E3.3 FIRE ENGINEERING REPORT PREPARED BY SGA FIRE, REPORT NO. 112412 –FER2, REVISION: 4, DATED: 18 NOVEMBER 2023

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.	EXIT SIGNS	BCA 2019 CLAUSES E4.5, NSW E4.6 & E4.8; AND AS 2293.1 – 2018
3.	EMERGENCY EVACUATION PLAN	AS3745-2010 AND FIRE ENGINEERING REPORT PREPARED BY SGA FIRE, REPORT NO. 112412 –FER2, REVISION: 4, DATED: 18 NOVEMBER 2023
4.	FIRE HYDRANT SYSTEMS (EXTERNAL)	BCA 2019 CLAUSE E1.3 & AS 2419.1 – 2005 FIRE ENGINEERING REPORT PREPARED BY SGA FIRE, REPORT NO. 112412 –FER2, REVISION: 4, DATED: 18 NOVEMBER 2023
5.	FIRE SEALS	BCA 2019 CLAUSE C3.15, AS1530.4-2014 & AS4072.1-2005 AND MANUFACTURERS SPECIFICATION.
6.	MANAGEMENT IN USE STATEMENT	FIRE ENGINEERING REPORT PREPARED BY SGA FIRE, REPORT NO. 112412 –FER2, REVISION: 4, DATED: 18 NOVEMBER 2023
7.	PORTABLE FIRE EXTINGUISHERS	BCA 2019 CLAUSE E1.6 & AS 2444 – 2001
8.	WARNING & OPERATIONAL SIGNS	BCA 2019 CLAUSE D3.6

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 NO. 112412 –FER2, REVISION: 4, DATED: 18 NOVEMBER 2023	CP2 & CP8	C2.2, C3.2 + 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.
FIRE ENGINEERING REPORT PREPARED BY SGA FIRE, REPORT NO. 112412 –FER2, REVISION: 4, DATED: 18 NOVEMBER 2023	EP1.3	E1.3 + TO PERMIT THE MAIN ENTRANCE TO BUILDINGS O/DS, G AND C TO NOT BE WITHIN SIGHT OF THE FIRE HYDRANT BOOSTER ASSEMBLY.

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

31/01/2024

+ Schedule 3 – Conditions and Exclusions

1. This BCA Completion Certificate issued by BM+G does not certify nor imply compliance with the requirements of the Development Consent SSD-8744305 Dated: 3 November 2021 issued by the Minister for Planning and Public Spaces as the consent authority.
2. All fire safety systems as applicable to the building must remain fully operative from the date of this Certificate. Any disruption to the commissioned services during any future works will require separate measures and procedures to be put in place as agreed by all stakeholders and notified to BM+G.
3. All fire hydrant isolation valves must be set to the open positions where required by AS 2419.1-2005.
4. The fire safety measures listed within the Fire Safety Schedule (provided under Schedule 2) must be maintained in accordance with the Environment Planning & Assessment Act 1979 and associated Regulations.
5. Any future alterations should be assessed by an appropriately qualified BCA Consultant to ensure compliance is maintained with the BCA.
6. The client is to ensure that all floor finishes are maintained and managed in accordance with the relevant manufacturer's requirements and recommendations to ensure the slip resistance capabilities of all finishes are maintained in accordance with AS 4586-2013.
7. This certificate shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations.
8. The school is to implement the DDA/Access strategy as outlined in the Performance Solution Report prepared by Purely Access Ref: 10228PSR Revision: 5 Date: 26/09/2023 for the use of Building C (Middle), with regards to providing disabled access to and within the building – subject to acceptance by SINSW.
9. There is to be no temporary or permanent impediment of the egress arrangements within the occupied parts of the building differing from the Hoarding Plan provided by Richard Crookes Construction, where any changes are proposed they are to be reviewed and accepted by SINSW and BM+G.
10. BM+G did not evaluate the quality of workmanship or materials used for construction of the building, as this is the responsibility of others.
11. BM+G reserves the right to re-inspect the subject building including all areas subject to this handover, should further rectification works be identified it is the responsibility of the head contractor to ensure all matters are closed out to the satisfaction of BM+G.
12. On completion of Stage 3, SSD Condition D9 regarding the operational noise of Mechanical Plant and Equipment is to be satisfied, with on-site testing to be undertaken and noise mitigation measures to be implemented where noise criteria is exceeded – as per the Staging Report prepared by NSW Department of Education, August 2023.