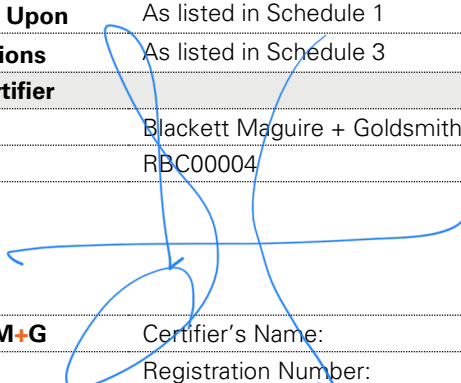


BCA Completion Certificate

Certificate No.	BCAC-23092	
Type	Partial	
Date of Certificate	25 September 2023	
+ Subject Land		
Lot + DP	Lot 1	DP 384195
Address	12 Orient 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>Demolition works and construction of new Library, Homes Bases, Special Programs, Shared Practical Activities (Building 1, 2 Storeys); COLA, Home Bases, Comms, Stores, Special Programs (Building 3; 2 Storeys); Homes Bases, Stores (Building 4, 2 Storeys); Bike Stores, Covered Links, COLA, Open Play Spaces, Playing Court, Waste Collection Point & Landscaping</p> <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:	<p>New construction of Building 3 (including Classrooms, storage areas and associated COLA), Building 4 (including Classrooms, Workshop and ancillary sanitary facilities) covered linkways, waste collection point, freestanding Main Switch Board Room and associated landscaping (highlighted in blue) Only</p>	
BCA Classification	Class 8, 9b & 10b	
+ Development Consent		
REF No. & Date of Determination	SS-8378620-MOD-1 dated 15 June 2023	
+ Crown Certificate		
Crown Certificate No. & Date of Determination	CRO-22026 dated 08 June 2022	

BM+G certify that:

- + Certification has been issued under the provisions of S6.28 of the EP&A Act 1979 and BCA 2019 amdt 1 with respect to the building works.
- + Verification for completion of the works is reliant on the documentation detailed in Schedule 1.
- + 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 Blakett
	Registration Number:	BDC0032
Liability limited by a scheme approved under Professional Standards Legislation		

+ 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 Department of Education	10.08.2023
2.	External Wall Systems Disclosure Statement	Richard Crookes Constructions Pty Ltd	14.09.2023
3.	Installation Certificate: Architectural	Bickerton Masters Architecture	23.08.2023
4.	Builder / Head Contractor Compliance Statement	Richard Crookes Constructions Pty Ltd	08.09.2023
5.	Installation Certificate: Electrical (Automatic Fire Detection and Alarm System, Occupant Warning System)	Auscoast Fire Services	07.09.2023
6.	Installation Certificate: Electrical (Exit Signs and Emergency Lighting)	S T Electrical & Data	08.09.2023
7.	Fire Rating: Austral Bricks' Bowral 76 Bowral bricks	Austral Bricks (NSW) Pty Ltd	16.05.2022
8.	Installation Certificate: Glazing	Tweed Coast Glass	17.02.2023
9.	Installation Certificate: Hydraulic (Bld 3 Hot Water Systems)	O'Brien Plumbing Tweed Heads	02.08.2023
10.	Installation Certificate: Hydraulic (Bld 4 Hot Water Systems)	O'Brien Plumbing Tweed Heads	02.08.2023
11.	Installation Certificate: Hydraulic (Fire Hydrant Systems and Fire Hose Reels)	O'Brien Plumbing Tweed Heads	02.08.2023
12.	Inspection/ Compliance Certificate (Bld 3)	Mastafire Certification	25.08.2023
13.	Inspection/ Compliance Certificate (Bld 3)	Mastafire Certification	30.08.2023
14.	Inspection/ Compliance Certificate (Bld 3)	Mastafire Certification	30.08.2023
15.	Inspection/ Compliance Certificate (Bld 4)	Mastafire Certification	25.08.2023
16.	Inspection/ Compliance Certificate (Bld 4)	Mastafire Certification	30.08.2023
17.	Inspection/ Compliance Certificate (Bld 4)	Mastafire Certification	30.08.2023
18.	Commissioning Certificate: Fire Hydrants (Bld 3)	O'Brien Plumbing Tweed Heads	21.07.2023
19.	Commissioning Certificate: Fire Hydrants (Bld 3)	O'Brien Plumbing Tweed Heads	21.07.2023
20.	Installation Certificate: Waterproofing Wet Areas	Danlaid CFS Pty Ltd	29.07.2023
21.	Certification & Schedule of Fire Hazard Properties	Flooring Xtra Commercial	31.08.2023
22.	Test Report No. 21-002312 'Linoleum'	AWTA Product Testing	01.06.2021
23.	Test Report No. 19-001200 'Linon EcoBase'	AWTA Product Testing	20.05.2019
24.	Test Report No. 148276 'Static Dissipative Homogeneous Vinyl Flooring'	APL Australia Pty Ltd	09.08.2014

+ Item	+ Documentation	+ Prepared by	+ Date
25.	Test Report No. 169726 'Static Dissipative Homogeneous Vinyl Flooring'	APL Australia Pty Ltd	14.10.2016
26.	Sewer Inspection Summary	Test X Pty Ltd	30.05.2023
27.	Fire Engineering Inspection Report	Jensen Hughes	12.09.2023
28.	Complaints Handling Management Plan	NSW Department of Education	16.02.2023
29.	Operational Waste Management Plan	ENV Solutions	03.08.2023
30.	Building Setout Survey – As Constructed Stormwater Sheet 94 (Bld 3)	B&P Surveys Consulting Surveyors	30.08.2021
31.	Building Setout Survey – As Constructed Stormwater Sheet 95 (Bld 4)	B&P Surveys Consulting Surveyors	30.08.2021
32.	Building Setout Survey – As Constructed Stormwater Sheet 96 (Bld 4)	B&P Surveys Consulting Surveyors	30.08.2021
33.	Test Report No. FH13137-002 'Armstrong Ceiling Solutions Ceiling Tiles'	Branz	25.08.2020
34.	Reaction to Fire Test Report	Warringtonfire	11.10.2022
35.	Fire Classification Report 'Ceramapanel'	Warringtonfire	04.03.2019
36.	Stormwater Management Plan	Richard Crookes Constructions	04.09.2023
37.	Landscape Management Plan	Richard Crookes Constructions	08.2023
38.	Contract Works Warranty	Danlaid CFS Pty Ltd	29.07.2023
39.	Certificate of Compliance Section 307	Tweed Shire Council	12.09.2023
40.	Certificate of Compliance Section 68	Tweed Shire Council	12.09.2023
41.	Fire Assessment Report Rev 2	Branz	21.03.2019
42.	Fire Assessment Report Rev 3	Branz	24.02.2022
43.	Installation Certificate: Certification & Schedule of Fire Hazard Properties	Bluewater Interiors	28.08.2023
44.	Test Certificate FNE10663	CSIRO Materials Science and Engineering	05.09.2012
45.	Test Certificate FNF10756	CSIRO Materials Science and Engineering	07.02.2013
46.	Test Report No. 21-006068 'Genesis'	AWTA Product Testing	03.12.2021
47.	Genesis Prefinished Fibre Cement Compliance Statement	Fairview	08.2023
48.	Passive Fire Penetration Register (Bld 3)	Mastafire Certification	25.08.2023
49.	Passive Fire Penetration Register (Bld 4)	Mastafire Certification	25.08.2023
50.	Inspection Certificate: Metal Roofing (Bld 3)	QLD Exterior Solutions	22.08.2023
51.	Inspection Certificate: Metal Roofing (Bld 4)	QLD Exterior Solutions	22.08.2023
52.	Installation Certificate: Termite Management (Bld 3)	Active Pest Management	30.06.2023
53.	Installation Certificate: Termite Management (Bld 4)	Active Pest Management	30.06.2023
54.	Notification of Occupation	NSW Department of Education	17.08.2023
55.	Compliance Statement: SSD Conditions A2, A18, A19, D2 & D3	Bickerton Masters Architecture Pty Ltd	23.08.2023
56.	James Hardie Weather Barrier Evaluation Report	ICC Evaluation Service	03.2022

+ Item	+ Documentation	+ Prepared by	+ Date
57.	Environmentally Sustainable Design Report & Green Star Specifications	Acor Consultants (VIC) Pty Ltd	18.11.2022
58.	Stormwater Drainage Works Approval	Tweed Shire Council	18.01.2022
59.	Builder / Head Contractor Compliance Statement	Richard Crookes Constructions Pty Ltd	15.06.2023
60.	Operational Noise Management Plan	Richard Crookes Constructions Pty Ltd	21.09.2023
61.	Detection and Alarm Commissioning Statement – Building 3 & 4	Auscoast Fire Services	23.02.2023
62.	Structural Installation Certification – Balustrade and Handrails	Blume Structural Engineering	15.09.2023
63.	Accessibility Construction Compliance Statement	Purely Access	22.09.2023
64.	Installation Certificate: Mechanical	Glenn Air Airconditioning	06.09.2023
65.	Complaints Handling Management Plan	NSW Department of Education	05.04.2023
66.	Technical Product Datasheet ‘Paraseal Saltwater’	Tremco CPG Australia Pty Ltd	-
67.	Passive Fire Penetration Register (Bld 4)	Mastafire Certification	10.07.2023
68.	Passive Fire Penetration Register (Bld 3)	Mastafire Certification	28.08.2023
69.	Plant Item Registration Certificate PILIF8012885/23	NSW Government	18.09.2023
70.	Plant Item Registration Certificate PILIF8012886/23	NSW Government	18.09.2023
71.	Post Approval Form	NSW Government	-
72.	Schedule of Floor Finishes	-	-
73.	Passive Fire Penetration Register	Mastafire Certification	30.08.2023
74.	Passive Fire Penetration Register	Mastafire Certification	30.08.2023
75.	Survey Certificate	B&P Surveys	08.09.2023
76.	Certificate of Conformity CM40217 ‘TermShield’	CodeMark Australia	26.09.2020
77.	Installation Certificate: Certification & Schedule of Fire Hazard Properties	Flooring Xtra	31.08.2023
78.	Product Datasheet ‘TREMproof 250GC’	Tremco CPG Australia Pty Ltd	-
79.	Product Datasheet ‘Vulkem H2 Plus’	Tremco CPG Australia Pty Ltd	-
80.	Product Datasheet ‘Vulkem NEM’	Tremco CPG Australia Pty Ltd	-
81.	Fire Assessment Report	Warringtonfire	-
82.	Heka Hoods Bracket less Awning Systems	Heka Hoods	-
83.	Fire Performance of Cemintel Commercial ExpressPanel	Cemintel	01.2018
84.	Technical Data Sheet ‘Commercial Express Panel/ Express Wall’	Cemintel	14.09.2023
85.	Certificate of Conformity CM20196 ‘Commercial Express Panel Walling System’	Code Mark Australia	27.03.2023
86.	Type Test FH15783-01-1	Branz	01.08.2023
87.	Type Test FH15783-03-1	Branz	29.07.2022

+ Item	+ Documentation	+ Prepared by	+ Date
88.	Certificate of Test Report No. FNC12297A	CSIRO	20.12.2018
89.	Test Certificate No. FNF10756 'HardieWrap'	CSIRO	07.02.2013
90.	Textile Test Report No. 13-0104	CSIRO	28.03.2013
91.	Mechanical Noise Emission Testing – Building 3	Acoustic Logic	08.09.2023
92.	Mechanical Noise Emission Testing – Building 4	Acoustic Logic	08.09.2023
93.	Structural Installation Certificate: Lightweight Steel Framing and Roof Trusses (Building 3)	Graeme Moulston & Associates Engineering Pty Ltd	17/03/2023
94.	Structural Installation Certificate: Lightweight Steel Framing and Roof Trusses (Building 4)	Graeme Moulston & Associates Engineering Pty Ltd	17/05/2023
95.	Structural Installation Certificate: Footings, Slab and Masonry Elements (Building 3 and ancillary structures)	ACOR Consultants Pty Ltd	19.09.2023
96.	Structural Installation Certificate: Footings, Slab and Masonry Elements (Building 4)	ACOR Consultants Pty Ltd	21.09.2023
97.	Civil/Stormwater Installation Certificate: Building 3 & 4	ACOR Consultants Pty Ltd	22.09.2023
98.	Fire Safety Certificate (Buildings 3 & 4)	SINSW	18.09.2023
99.	KPS Staging Plan	Richard Crookes Construction Pty Ltd	08.05.2023
100.	SSD Development Consent (SSD-8378620-MOD-1)	NSW Government - DPIE	15.06.2023
101.	KPS Temporary Emergency Evacuation Plan	Richard Crookes Construction Pty Ltd	12.09.2023
102.	KPS – BOWS - Sound Pressure Levels (Buildings 3 & 4)	Auscoast Fire Services	22.09.2023

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)

12 ORIENT STREET, KINGSCLIFF NSW 2487

Lot No. (if known) CP/DP/SP No. (if known) Building name (if applicable)

LOT 1 DP 384195 BUILDING 3 & 4

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 - 8378620

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.	N/A (NEW BUILDINGS)	

BUILDING 3

Proposed (New or Modified including section 84(6) of the Regulation)		
1.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA 2019 Amdt.1 E2.2, Spec.E2.2a (Clause 4), NSW Table E2.2b & AS1670.1-2018
2.	BUILDING OCCUPANT WARNING SYSTEM	CA 2019 Amdt.1 E2.2, Spec.E2.2a (Clause 7) & AS1670.1-2018.
3.	EMERGENCY LIGHTING	BCA 2019 Amdt.1 Clauses E4.2, E4.4 & AS 2293.1 – 2018
4.	EMERGENCY EVACUATION PLAN	AS 3745-2010 & Fire Engineering Report prepared by SGA Fire, Report No. 112412 –FER3-r2 Revision: 2, Dated: 20 January 2023
5.	EXIT SIGNS	BCA 2019 Amdt.1 Clauses E4.5, NSW E4.6 & E4.8; and AS 2293.1 – 2018
6.	FIRE DOORS (Electrical Distribution Boards)	BCA 2019 Amdt.1 AS1905.1-2015 & manufacturers specifications.

7.	FIRE HYDRANT SYSTEMS	BCA 2019 Amdt.1 Clause E1.3, AS 2419.1 – 2005. Fire Engineering Report prepared by SGA Fire, Report No. 112412 –FER3-r2 Revision: 2, Dated: 20 January 2023
8.	FIRE SEALS	BCA 2019 Amdt.1 2019 Clause C3.15 AS1530.4-2014, AS4072.1-2005 & manufacturers specifications.
9.	LIGHTWEIGHT CONSTRUCTION (Electrical Distribution Boards)	BCA 2019 Amdt.1 2019 Clause C1.8 & AS1530.4- 2014
10.	MECHANICAL AIR HANDLING SYSTEMS (AUTOMATIC SHUTDOWN)	BCA 2019 Amdt.1 Clause E2.2, NSW Table E2.2b, AS1668.1-2015 & AS1668.2-2012.
11.	PORTABLE FIRE EXTINGUISHERS	BCA 2019 Amdt.1 Clause E1.6 AS 2444 – 2001
12.	WARNING & OPERATIONAL SIGNS	BCA 2019 Amdt.1 clause D3.6 & E3.3 Fire Engineering Report prepared by SGA Fire, Report No. 112412 –FER3-r2 Revision: 2, Dated: 20 January 2023

BUILDING 4

Proposed (New or Modified including section 84(6) of the Regulation)		
1.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA 2019 Amdt.1 E2.2, Spec.E2.2a (Clause 4), NSW Table E2.2b & AS1670.1-2018
2.	BUILDING OCCUPANT WARNING SYSTEM	CA 2019 Amdt.1 E2.2, Spec.E2.2a (Clause 7) & AS1670.1-2018.
3.	EMERGENCY LIGHTING	BCA 2019 Amdt.1 Clauses E4.2, E4.4 & AS 2293.1 – 2018
4.	EMERGENCY EVACUATION PLAN	AS 3745-2010 & Fire Engineering Report prepared by SGA Fire, Report No. 112412 –FER3-r2 Revision: 2, Dated: 20 January 2023
5.	EXIT SIGNS	BCA 2019 Amdt.1 Clauses E4.5, NSW E4.6 & E4.8; and AS 2293.1 – 2018
6.	FIRE DOORS (Electrical Distribution Boards)	BCA 2019 Amdt.1 AS1905.1-2015 & manufacturers specifications.
7.	FIRE HYDRANT SYSTEMS	BCA 2019 Amdt.1 Clause E1.3, AS 2419.1 – 2005. Fire Engineering Report prepared by SGA Fire, Report No. 112412 –FER3-r2 Revision: 2, Dated: 20 January 2023
8.	FIRE SEALS	BCA 2019 Amdt.1 2019 Clause C3.15 AS1530.4-2014, AS4072.1-2005 & manufacturers specifications.
9.	LIGHTWEIGHT CONSTRUCTION (Electrical Distribution Boards)	BCA 2019 Amdt.1 2019 Clause C1.8 & AS1530.4- 2014
10.	MECHANICAL AIR HANDLING SYSTEMS (AUTOMATIC SHUTDOWN)	BCA 2019 Amdt.1 Clause E2.2, NSW Table E2.2b, AS1668.1-2015 & AS1668.2-2012.

11.	PORTABLE FIRE EXTINGUISHERS	BCA 2019 Amdt.1 Clause E1.6 AS 2444 – 2001
12.	WARNING & OPERATIONAL SIGNS	BCA 2019 Amdt.1 clause D3.6 & E3.3 Fire Engineering Report prepared by SGA Fire, Report No. 112412 –FER3-r2 Revision: 2, Dated: 20 January 2023

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
BUILDING 3		
Fire Engineering Report prepared by SGA Fire, Report No. 112412 –FER3-r2 Revision: 2, Dated: 20 January 2023	EP1.3	E1.3 + To permit the location of the fire hydrant booster assembly to not be within sight of the main entry to the building
BUILDING 4		
Fire Engineering Report prepared by SGA Fire, Report No. 112412 –FER3-r2 Revision: 2, Dated: 20 January 2023	EP1.3	E1.3 + To permit the location of the fire hydrant booster assembly to not be within sight of the main entry to the building

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

Organisation (Business name)

DAVID BLACKETT

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

25/09/2023

+ 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-8378620-Mod-1 Dated: 15 June 2023 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 Management Plan for hearing augmentation and lift access within the buildings is to be maintained by the school, as outlined in the Accessibility Compliance Statement (Reference: 10224CCS KPS BLDGS 3 & 4 Revision: B Dated: 22/09/2023) issued by Purely Access.
9. The Temporary Emergency Evacuation Egress Strategy is to be maintained by Richard Crookes Construction, where any changes are proposed they are to be reviewed and accepted by SINSW and BM+G.
10. There is to be no 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.
11. BM+G did not evaluate the quality of workmanship or materials used for construction of the building, as this is the responsibility of others.