



BLACKETT
MAGUIRE+
GOLDSMITH

BCA CROWN CERTIFICATE

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

CERTIFICATE No.:	CRO-21085
DATE OF CERTIFICATE:	15 December 2021
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	Gareth James
Company	NSW Department of Education
Address	Level 8 / 259 George St, Sydney, NSW 2000
Phone/Email	Phone: 1300 482 651 Email: Gareth.James@det.nsw.edu.au
OWNER:	
Name	NSW Department of Education
Address	Level 8 / 259 George St Sydney, NSW 2000
Phone / Email	Phone: 1300 679 332
PLANNING APPROVAL:	
SSD No.:	SSD-8744305
Date of Determination	3 November 2021
DESCRIPTION OF DEVELOPMENT:	Stage 1 Crown Certificate – Covered Outdoor Learning Area (COLA) associated with the existing hall <u>only</u> and to the exclusion of the upgrades to Kingscliff High School, including construction of a new Performing Arts building, alterations to existing buildings, carparking and local infrastructure.
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, Blackett Maguire + Goldsmith Pty Ltd hereby certifies that the building works have been designed in accordance with the Building Code of Australia 2019 Amendment 1, 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 Blackett
BDC 0032

Date: 15 December 2021

Address Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact Ph: 02 9211 7777
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Email: admin@bmplusg.com.au



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Architectural Plans prepared by Bickerton Masters Architecture Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
A-H-0201	03	10.12.2021	A-H-0202	03	10.12.2021
A-H-0203	03	12.12.2021	A-H-0301	03	10.12.2021
A-H-0401	03	10.12.2021	A-H-0501	03	10.12.2021
A-H-0601	03	10.12.2021	A-H-0701	03	24.11.2021
A-H-0702	03	10.12.2021			

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Application Form	NSW Department of Education	07 December 2021
2.	SSDA Builders Statement	Richard Crookes Construction	03 December 2021
3.	MBB & SINSW - Notification of SSDA conditions	Richard Crookes Construction	08 November 2021
4.	RDD Internal - Notification of SSDA conditions	Richard Crookes Construction	08 November 2021
5.	Subcontractors - Notification of SSDA conditions	Richard Crookes Construction	08 November 2021
6.	Kingscliff High School Specifications	Bickerton Masters	20 July 2021
7.	Design Statement – COLA	Bickerton Masters	10 December 2021
8.	Safety Sign	Richard Crookes Constructions	Undated
9.	Design Statement – Hydraulic Services	ACOR Consultants	10 December 2021
10.	Demolition Licence	NSW Government	22 October 2019
11.	SafeWork NSW Demolition Licence	NSW Government	03 October 2021
12.	Demolition Management Plan – PF 879	DEMEX	13 October 2021
13.	Compliance Statement – Demolition	DEMEX	01 December 2021
14.	Building Setout Survey	B & P Surveys	08 September 2021
15.	Drainage Survey	B & P Surveys	09 April 2020
16.	Level & Detail Surveys	B & P Surveys	09 December 2019
17.	Bushfire Plan Mark Up	-	01 December 2021
18.	Bushfire Planning Assessment and Architectural Drawing Review	Richard Crookes Construction	09 December 2019
19.	Post Approval Consultation Record – Essential Energy	Schools Infrastructure NSW	Undated
20.	Post Approval Consultation Record – Tweed Shire Council	Schools Infrastructure NSW	Undated
21.	Management Plan - Aboriginal Cultural Heritage	EMM Consulting	November 2021
22.	Management Sub Plan - Construction Traffic and Pedestrian	Lindores Personnel	09 December 2021
23.	Management Sub Plan - Construction Noise and Vibration	ENV Solution Pty Ltd	09 December 2021
24.	Management Sub Plan – Construction Waste	ENV Solution Pty Ltd	09 December 2021
25.	Management Sub Plan – Soil and Water	ENV Solution Pty Ltd	09 December 2021
26.	Management Sub Plan – Biodiversity	Keinfelder	09 December 2021
27.	Management Plan – Construction Environmental	ENV Solution Pty Ltd	09 December 2021
28.	Management Plan – Dewatering	ENV Solution Pty Ltd	02 December 2021
29.	Flood Emergency Response Plan	Molino Stewart	02 December 2021
30.	Construction Worker Transportation Strategy	Richard Crookes Construction	22 October 2021
31.	Design Certificate – Civil Services (SSDA)	ACOR Consultants	21 September 2021
32.	Design Certificate – COLA Structure (SSDA)	ACOR Consultants	10 December 2021



33.	BCA Compliance Report	Group DLA	08 December 2021
34.	Staging Plan Mark Up – CC1 & CC2	Richard Crookes Construction	07 December 2021
35.	Staging Plan Mark Up – CC1	Richard Crookes Construction	10 November 2021
36.	Staging Plan Mark Up – All Stages	Richard Crookes Construction	07 December 2021
37.	Compliance Statement – Conditions B8 & B9	Richard Crookes Construction	09 December 2021
38.	Installation Statement – External Walls & Finishes	Richard Crookes Construction	06 December 2021
39.	Test Certificate – Cemintel Commercial ExpressPanel Walling System (CM20196)	CodeMark Australia	27 March 2021
40.	Safety Data Sheet – Clay Bricks and Clay Pavers	Austral Bricks	04 June 2020
41.	Safety Data Sheet – CSR Gyprock Plasterboard, Cornices and Panels	Gyprock	07 December 2020
42.	Product Data Sheet - Impactchek	Gyprock	Undated
43.	Product Data Sheet – Standard 13mm	Gyprock	Undated
44.	Product Technical Statement – Enviroseal CW	Bradford	Undated
45.	Product Technical Statement – Gold & Gold Hi-Performance	Bradford	Undated
46.	Product Information – Bracket-less Awning Systems	Heka Hoods	Undated
47.	Compliance Statement – Accessibility Design	Purely Access	14 December 2021



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 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: 3, Dated: 08 December 2021.
4. Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001), the documentation listed in Schedule 1 and endorsed by a suitably qualified person as required by condition B12.
5. 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.
6. No approval is given, nor implied, for the construction of works beyond the scope specifically approved by the Stage 1 Crown Certificate.
7. 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.
8. 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.
9. 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.
10. 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 \$25,000, 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 168 of the Environmental Planning & Assessment Regulation 2000

ADDRESS:	33 Oxford Street, Kingscliff NSW
OWNER	NSW Department of Education
BCA CROWN CERTIFICATE No.:	CRO-21085

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 168 of the Environmental Planning and Assessment Regulation 2000, is deemed to be the current fire safety schedule for the building.

SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	Existing	New/Altered
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018	✓	
Emergency Evacuation Plan	AS 3745 - 2010	✓	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018	✓	
Fire Blankets	AS 3504 – 2006 & AS2444 – 2001	✓	
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005	✓	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005.	✓	✓
Paths of Travel	EP&A Regulation Clause 186	✓	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓	



SCHEDULE 4

INSPECTION REQUIREMENTS

REQUIRED INSPECTIONS

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

- + After the building works has been completed.