



CONSTRUCTION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979.

Construction Certificate No. 23/0296/04

Steve Watson and Partners (Sydney) certifies that work completed in accordance with documentation accompanying the application for this certificate (with such modifications verified by Steve Watson and Partners (Sydney) as shown on that documentation) will comply the relevant sections of the Environmental Planning and Assessment Act 1979 No. 203

Applicant	Name: William Branwhite Clarke College Address: 87-95 Pitt Street Suburb: Sydney State: NSW Postcode: 2000
Location of the Property	Address: 10 Morris Grove Suburb: Kellyville State: NSW Postcode: 2155 Real Property Description: Lot 10 DP 1169003
Development Description	Redevelopment works associated with William Clarke College including: <ul style="list-style-type: none">Detailed design and construction of a three-four storey building (Bryson building);Relocation of waste and recycling compound;Amendments to internal vehicle circulation area and car parking, landscape and tree removal; andIncrease in student enrolment to 2050 (143 additional). Stage 4 approval is approval and endorsement of the following: <ul style="list-style-type: none">Landscaping worksEndorsement of an updated fire engineering reportEndorsement of an updated Access performance solution <u>Approval excludes:</u> <ol style="list-style-type: none">Construction of the new waste and recycling compound; andAmendments to the entry carpark and associated works
Building Code of Australia Classification	Class 5 & 9b
Date of Receipt	Date Received: 12 November 2025
Determination	Approved Date of Determination: 16 December 2025
Building Code of Australia Applicable to Works	BCA 2022
Development Consent	Development Consent Number: SSD-35715221 Council: Minister Date of Determination: 20 October 2023 <u>S4.55 Modifications:</u> Development Consent Number: SSD-35715221-MOD-1, SSD-35715221-MOD-2 Date of Determination: 09 September 2024, 11 July 2025

Anthony Ljubicic (BDC0233) on behalf of
Steve Watson and Partners
Registered Body Corporate: **RBC 17**



Date of Endorsement: **Tuesday 16 December 2025**



Design documentation approved for Construction Certificate 23/0296/04 for 10 Morris Grove, Kellyville (William Clarke College)

(Please note that in the event of discrepancy between plans as listed and the plans as stamped, the stamped plans take precedence)

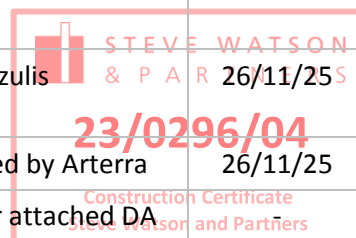
Drawing No.	Drawing Title	Revision	Date	Drawn By
A0130	LEVEL 1 GA PLAN 1-200	G	20/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD
A1001	LEVEL 1 GA PLAN – N	R	20/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD
A1002	LEVEL 1 GA PLAN - S	T	20/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD

The following information forms part of this Construction Certificate 23/0296/04 for 10 Morris Grove, Kellyville (William Clarke College)

Item No	Description	Date
1.	Fire Engineering Report No. rp240514s0003 Rev 1.8 prepared by Frazer MacDonald (BDC2368) of NDY Management Pty Limited	07/10/25
2.	Performance Based Design Brief No. 22103-PS3 Rev A prepared by Farah Madon (ACA No. 281) of Vista Access Architects Pty. Ltd.	19/09/25
3.	Access Compliance Report No. 22103 Rev B prepared by Farah Madon (ACA No. 281) of Vista Access Architects Pty. Ltd.	26/11/25

Documentation relied upon to issue Construction Certificate 23/0296/04 for 10 Morris Grove, Kellyville (William Clarke College)

Item No	Description	Date
1.	Fire Safety Schedule	16/12/25
2.	Application for Construction Certificate	12/11/25
3.	Initial Fire Safety Report (IFSR) Application prepared by Steve Watson & Partners Pty Ltd	02/12/25
4.	Acknowledgement of IFSR Application Submission and Advise that an Initial Fire Safety Report (IFSR) Will Not be Provided relating to Section 27 of the EP&A (DCFS) Reg 2021 prepared by Fire + Rescue NSW	16/12/25
5.	Civil Design Certificate and Associated Drawings prepared by Birzulis Associates	26/11/25
6.	Landscaping Design Certificate and Associated Drawings prepared by Arterra	26/11/25
7.	Documentation required to satisfy relevant DA conditions as per attached DA Checklist	





STEVE WATSON
& PARTNERS

BUILDING CODE CONSULTANTS • BUILDING SURVEYORS & CERTIFIERS

Steve Watson and Partners Sydney Pty Ltd
Level 17, 456 Kent Street, Sydney NSW 2000
Phone: (02) 9283 6555 | Fax: (02) 9283 8500
SYDNEY • MELBOURNE • BRISBANE • CANBERRA
info@steve watson and partners.com.au
www.steve watson and partners.com.au
ABN 33 600 478 402

This certificate is issued subject to the following conditions

Section 22: Condition relating to fire safety systems in class 2–9 buildings - the Act, s 6.33(1)

(1) It is a condition of a construction certificate for building work involving the installation, extension or modification of a relevant fire safety system in a class 2, 3, 4, 5, 6, 7, 8 or 9 building that the building work must not commence unless:

- (a) plans have been submitted to the principal certifier that show:
 - (i) for building work involving the installation of the relevant fire safety system—the layout, extent and location of key components of the relevant fire safety system, or
 - (ii) for building work involving the extension or modification of the relevant fire safety system—the layout, extent and location of the new or modified components of the relevant fire safety system, and
- (b) specifications have been submitted to the principal certifier that:
 - (i) describe the basis for the design, installation and construction of the relevant fire safety system, and
 - (ii) identify the provisions of the *Building Code of Australia* on which the design of the system is based, and
- (c) the plans and specifications:
 - (i) are certified by a compliance certificate as complying with the relevant provisions of the *Building Code of Australia*, or
 - (ii) are endorsed by an accredited practitioner (fire safety) as complying with the relevant provisions of the *Building Code of Australia*, and
- (d) if the plans and specifications were submitted before the construction certificate was issued—they are endorsed by a certifier with a statement that the certifier is satisfied they correctly identify the relevant performance requirements and deemed-to-satisfy provisions, and
- (e) if the plans and specifications were not submitted before the construction certificate was issued—they are endorsed by the principal certifier with a statement that the principal certifier is satisfied they correctly identify the relevant performance requirements and deemed-to-satisfy provisions.

(2) Subsection (1)(c)(ii) does not apply to the extent of an exemption under section 74(4).



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