



## CONSTRUCTION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979.

### Construction Certificate No. 23/0296/05

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

<b>Applicant</b>	Name: <b>William Branwhite Clarke College</b> Address: <b>87-95 Pitt Street</b> Suburb: <b>Sydney</b> State: <b>NSW</b> Postcode: <b>2000</b>
<b>Location of the Property</b>	Address: <b>10 Morris Grove (William Clarke College)</b> Suburb: <b>Kellyville</b> State: <b>NSW</b> Postcode: <b>2155</b> Real Property Description: <b>Lot 10 DP 1169003</b>
<b>Development Description</b>	<b>Redevelopment works associated with William Clarke College including:</b> <ul style="list-style-type: none"><li>• Detailed design and construction of a three-four storey building (Bryson building);</li><li>• Relocation of waste and recycling compound;</li><li>• Amendments to internal vehicle circulation area and car parking, landscape and tree removal; and</li><li>• Increase in student enrolment to 2050 (143 additional).</li></ul> <b>Stage 5 Construction Certificate approval is for the construction and fitout of the End of Trip Facilities only</b>  <b>Stage 5 Construction Certificate approval excludes:</b> <ul style="list-style-type: none"><li>• Construction of the new waste and recycling compound; and</li><li>• Amendments to the entry carpark and associated works</li></ul>
<b>Building Code of Australia Classification</b>	<b>Class 5 &amp; 9b</b>
<b>Date of Receipt</b>	Date Received: <b>17 December 2025</b>
<b>Determination</b>	<b>Approved</b> Date of Determination: <b>18 December 2025</b>
<b>Building Code of Australia Applicable to Works</b>	<b>BCA 2022 (Amendment 2)</b>
<b>Development Consent</b>	Development Consent Number: <b>SSD-35715221</b> Council: <b>Minister</b> Date of Determination: <b>20 October 2023</b> <u>S4.55 Modifications:</u> Development Consent Number: <b>SSD-35715221-MOD-1, SSD-35715221-MOD-2</b> Date of Determination: <b>09 September 2024, 11 July 2025</b>

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



Date of Endorsement: **Thursday 18 December 2025**



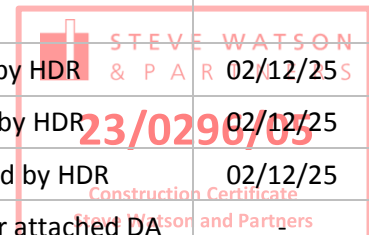
**Design documentation approved for Construction Certificate 23/0296/05 for 10 Morris Grove, Kellyville  
(William Clarke College)**

*(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
A001	LOCAL SITE PLAN	D	17/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD
A002	DEMOLITION PLAN	D	17/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD
A003	DEMOLITION RCP	D	17/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD
A004	PROPOSED PLAN	D	17/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD
A005	PROPOSED SETOUT PLAN	D	17/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD
A006	PROPOSED RCP	D	17/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD
A007	INTERNAL ELEVATIONS	D	17/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD
A008	INTERNAL ELEVATIONS	D	14/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD
A009	TYPICAL DETAILS	D	17/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD
A010	SCHEDULE	D	17/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD
A011	SCHEDULE	D	17/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD
A012	SCHEDULE	D	17/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD
A013	SCHEDULE	D	17/11/25	PMDL ARCHITECTURE + DESIGN PTY LTD

**Documentation relied upon to issue Construction Certificate 23/0296/05 for 10 Morris Grove, Kellyville  
(William Clarke College)**

Item No	Description	Date
1.	Fire Safety Schedule	18/12/25
2.	Mandatory Inspection Record (Prior to the issue of the Construction Certificate)	24/11/25
3.	Application for Construction Certificate	17/12/25
4.	Owner's Consent prepared by William Branwhite Clarke College	04/12/25
5.	Access Design Report No. 25333 Rev A prepared by Farah Madon (ACA No. 281) of Vista Access Architects Pty Ltd	02/12/25
6.	Architectural Design Certificate prepared by PMDL Architecture + Design Pty Ltd	16/12/25
7.	Electrical Design Certificate and Associated Drawings prepared by HDR	02/12/25
8.	Hydraulic Design Certificate and Associated Drawings prepared by HDR	02/12/25
9.	Mechanical Design Certificate and Associated Drawings prepared by HDR	02/12/25
10.	Documentation required to satisfy relevant DA conditions as per attached DA Checklist	





STEVE WATSON  
& PARTNERS

BUILDING CODE CONSULTANTS • BUILDING SURVEYORS & CERTIFIERS

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## 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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