



CONSTRUCTION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979.

Construction Certificate No. 23/0296/03

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: 10 Morris Grove Suburb: Kellyville State: NSW Postcode: 2155 |
| 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; and• Increase in student enrolment to 2050 (143 additional). CC3 Description of work: Works proceeding from CC2, which includes the installation of the building façade, internal fitout and finishes associated with the building. <u>Approval Excludes:</u> <ul style="list-style-type: none">• Site wide landscaping• Construction of the new waste and recycling compound; and• Amendments to the entry carpark and associated works |
| Building Code of Australia Classification | Class 5 & 9b |
| Date of Receipt | Date Received: 20 June 2025 |
| Determination | Approved Date of Determination: 25 June 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 Modification:</u> Development Consent Number: SSD-35715221-MOD-1 Date of Determination: 09 September 2024 |

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



Date of Endorsement: **Wednesday 25 June 2025**



Design documentation approved for Construction Certificate 23/0296/03 for William Clarke College - 10 Morris Grove, Kellyville (Bryson Building)

(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 |
|-------------|-------------------------------------|----------|----------|-------------------------------|
| A0000 | COVER PAGE | D | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A0010 | WALL TYPES SCHEDULE | F | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A0011 | PARTITION TYPES SCHEDULE | F | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A0130 | LEVEL 1 GA PLAN 1-200 | F | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A0131 | LEVEL 2 GA PLAN 1-200 | E | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A0132 | LEVEL 3 GA PLAN 1-200 | D | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A0133 | LEVEL 4 GA PLAN 1-200 | D | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A0134 | LEVEL ROOF GA PLAN 1-200 | D | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A0140 | LEVEL 1 FIRE COMPARTMENTATION & FRL | D | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A0141 | LEVEL 2 FIRE COMPARTMENTATION & FRL | D | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A0142 | LEVEL 3 FIRE COMPARTMENTATION & FRL | D | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A0143 | LEVEL 4 FIRE COMPARTMENTATION & FRL | E | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A0150 | SMOKE EXHAUST RELIEF AIR | D | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A1001 | LEVEL 1 GA PLAN - N | O | 16/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1002 | LEVEL 1 GA PLAN - S | Q | 12/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1003 | LEVEL 2 GA PLAN - N | K | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A1004 | LEVEL 2 GA PLAN - S | M | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1005 | LEVEL 3 GA PLAN - N | L | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A1006 | LEVEL 3 GA PLAN - S | J | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A1007 | LEVEL 4 GA PLAN - N | M | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1008 | LEVEL 4 GA PLAN - S | J | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A1009 | LEVEL ROOF GA PLAN - N | E | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A1010 | LEVEL ROOF GA PLAN - S | E | 12/05/25 | PMDL ARCHITECTURE + DESIGN |



STEVE WATSON & PARTNERS

BUILDING CODE CONSULTANTS • BUILDING SURVEYORS & CERTIFIERS

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| Drawing No. | Drawing Title | Revision | Date | Drawn By |
|-------------|--------------------------------------|----------|----------|-------------------------------|
| A1107 | LEVEL 4 CONCRETE SETOUT PLAN-N | V | 16/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1201 | LEVEL 1 WALL SETOUT PLAN-N | J | 16/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1202 | LEVEL 1 WALL SETOUT PLAN - S | L | 16/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1203 | LEVEL 2 WALL SETOUT PLAN-N | I | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1204 | LEVEL 2 WALL SETOUT PLAN - S | H | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A1205 | LEVEL 3 WALL SETOUT PLAN-N | J | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A1206 | LEVEL 3 WALL SETOUT PLAN-S | I | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1207 | LEVEL 4 WALL SETOUT PLAN-N | J | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1208 | LEVEL 4 WALL SETOUT PLAN-S | I | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1301 | LEVEL 1 FLOOR & WALL FINISH PLAN - N | D | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1302 | LEVEL 1 FLOOR & WALL FINISH PLAN -S | C | 12/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1303 | LEVEL 2 FLOOR & WALL FINISH PLAN - N | D | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1304 | LEVEL 2 FLOOR & WALL FINISH PLAN - S | C | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1305 | LEVEL 3 FLOOR & WALL FINISH PLAN - N | C | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1306 | LEVEL 3 FLOOR & WALL FINISH PLAN - S | C | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1307 | LEVEL 4 FLOOR & WALL FINISH PLAN - N | C | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1308 | LEVEL 4 FLOOR & WALL FINISH PLAN - S | C | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1401 | LEVEL 1 RCP - N | H | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1402 | LEVEL 1 RCP - S | J | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1403 | LEVEL 2 RCP - N | I | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1404 | LEVEL 2 RCP - S | H | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1405 | LEVEL 3 RCP - N | G | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1406 | LEVEL 3 RCP - S | G | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1407 | LEVEL 4 RCP - N | H | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A1408 | LEVEL 4 RCP - S | H | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A2001 | ELEVATION EAST | G | 12/06/25 | PMDL ARCHITECTURE + DESIGN |



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| Drawing No. | Drawing Title | Revision | Date | Drawn By |
|-------------|--------------------------------|----------|----------|-------------------------------|
| A2002 | ELEVATION WEST | F | 12/06/25 | PMDL ARCHITECTURE + DESIGN |
| A2003 | ELEVATION SOUTH | G | 12/06/25 | PMDL ARCHITECTURE + DESIGN |
| A2004 | ELEVATION NORTH | E | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A2005 | ELEVATION EAST-WITHOUT SCREENS | H | 12/06/25 | PMDL ARCHITECTURE + DESIGN |
| A2006 | ELEVATION WEST-WITHOUT SCREENS | H | 12/06/25 | PMDL ARCHITECTURE + DESIGN |
| A3001 | SECTIONS 1 | C | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A3002 | SECTIONS 2 | C | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A3003 | SECTIONS 3 | D | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A3004 | SECTIONS 4 | D | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A3005 | SECTIONS 5 | C | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A3006 | SECTIONS 6 | C | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A3007 | SECTIONS 7 | C | 12/05/25 | PMDL ARCHITECTURE + DESIGN |
| A4001 | WALL SECTION DETAILS 1 | A | 05/04/24 | PMDL ARCHITECTURE + DESIGN |
| A4002 | WALL SECTION DETAILS 2 | A | 05/04/24 | PMDL ARCHITECTURE + DESIGN |
| A4003 | WALL SECTION DETAILS 3 | A | 05/04/24 | PMDL ARCHITECTURE + DESIGN |
| A4004 | WALL SECTION DETAILS 4 | A | 05/04/24 | PMDL ARCHITECTURE + DESIGN |
| A4005 | WALL SECTION DETAILS 5 | A | 05/04/24 | PMDL ARCHITECTURE + DESIGN |
| A4006 | WALL SECTION DETAILS 6 | A | 05/04/24 | PMDL ARCHITECTURE + DESIGN |
| A4007 | WALL SECTION DETAILS 7 | A | 05/04/24 | PMDL ARCHITECTURE + DESIGN |
| A4171 | SKYLIGHT DETAILS | A | 05/04/24 | PMDL ARCHITECTURE + DESIGN |
| A4201 | STAIR 1 DETAILS - 1 | D | 16/06/25 | PMDL ARCHITECTURE + DESIGN |
| A4202 | STAIR 1 DETAILS - 2 | C | 16/06/25 | PMDL ARCHITECTURE + DESIGN |
| A4203 | STAIR 2 DETAILS | F | 20/06/25 | PMDL ARCHITECTURE + DESIGN |
| A4204 | STAIR 3 DETAILS - 1 | C | 16/06/25 | PMDL ARCHITECTURE + DESIGN |
| A4205 | STAIR 3 DETAILS - 2 | E | 16/06/25 | PMDL ARCHITECTURE + DESIGN |
| A4206 | STAIR 4 DETAILS | H | 12/06/25 | PMDL ARCHITECTURE + DESIGN |



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| Drawing No. | Drawing Title | Revision | Date | Drawn By |
|-------------|---------------------------------|----------|----------|-------------------------------|
| A4207 | STAIR 5 AND 6 DETAILS | D | 09/12/24 | PMDL ARCHITECTURE + DESIGN |
| A4208 | STAIR 7 AND RAMP DETAILS | E | 09/12/24 | PMDL ARCHITECTURE + DESIGN |
| A4209 | STAIR 7 AND RAMP DETAILS - 2 | A | 16/06/25 | PMDL ARCHITECTURE + DESIGN |
| A4210 | BALUSTRADE AND HANDRAIL DETAILS | E | 03/12/24 | PMDL ARCHITECTURE + DESIGN |
| A4301 | LEVEL 1 WET AREA DETAILS | G | 14/01/25 | PMDL ARCHITECTURE + DESIGN |
| A4302 | LEVEL 2 WET AREA DETAILS | E | 09/12/24 | PMDL ARCHITECTURE + DESIGN |
| A4303 | LEVEL 3 WET AREA DETAILS | E | 09/12/24 | PMDL ARCHITECTURE + DESIGN |
| A4304 | LEVEL 4 WET AREA DETAILS | E | 09/12/24 | PMDL ARCHITECTURE + DESIGN |
| A5023 | J20 - STAFF KITCHEN ISLAND | C | 12/06/25 | PMDL ARCHITECTURE + DESIGN |
| A5029 | J25 - MPH KICHENETTE | D | 12/06/25 | PMDL ARCHITECTURE + DESIGN |
| A6001 | EXTERNAL GLAZING SUITE - 1 | H | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A6002 | EXTERNAL GLAZING SUITE - 2 | H | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A6003 | EXTERNAL GLAZING SUITE - 3 | H | 19/06/25 | PMDL ARCHITECTURE + DESIGN |
| A6004 | INTERNAL GLAZING SUITES - 1 | H | 12/06/25 | PMDL ARCHITECTURE + DESIGN |
| A6005 | INTERNAL GLAZING SUITES - 2 | J | 12/06/25 | PMDL ARCHITECTURE + DESIGN |
| A6006 | SOLID DOOR SCHEDULE | I | 12/06/25 | PMDL ARCHITECTURE + DESIGN |
| A6007 | GLAZING SUITE SCHEDULE | B | 17/10/24 | PMDL ARCHITECTURE + DESIGN |



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23/0296/03

Construction Certificate
Steve Watson and Partners



Documentation relied upon to issue Construction Certificate 23/0296/03 for William Clarke College - 10 Morris Grove, Kellyville (Bryson Building)

| Item No | Description | Date |
|---------|--|----------|
| 1. | Fire Safety Schedule | 24/06/25 |
| 2. | Application for Construction Certificate | 20/06/25 |
| 3. | Evidence of Long Service Levy Payment | 04/09/25 |
| 4. | Section 22 EP&A (Development Certification & Fire Safety) Regulation 2021 Certificate and Supporting Documentation prepared by Premier Services Group Aust & NZ Pty Ltd (Dry Fire) <ul style="list-style-type: none">Dwg No.F000 Rev B dated 05/05/25Dwg No.F001 Rev B dated 05/05/25Dwg No.F004 Rev B dated 05/05/25Dwg No.F100 Rev B dated 05/05/25Dwg No.F101 Rev B dated 05/05/25Dwg No.F102 Rev B dated 05/05/25Dwg No.F103 Rev B dated 05/05/25Dwg No.F104 Rev B dated 05/05/25Dwg No.F105 Rev B dated 05/05/25Dwg No.F106 Rev B dated 05/05/25Dwg No.F107 Rev B dated 05/05/25 | 12/06/25 |
| 5. | Section 22 EP&A (Development Certification & Fire Safety) Regulation 2021 Certificate and Supporting Documentation prepared by Inline Hydraulic Services Pty Ltd (Wet Fire) <ul style="list-style-type: none">Dwg No.H000 Rev 3 dated 19/03/25Dwg No.H001 Rev 3 dated 19/03/25Dwg No.H002 Rev 6 dated 22/06/25Dwg No.H003 Rev 4 dated 19/03/25Dwg No.H004 Rev 4 dated 19/03/25Dwg No.H005 Rev 4 dated 19/03/25Dwg No.H007 Rev 3 dated 29/04/25Dwg No.H100 Rev 8 dated 29/04/25Dwg No.H101 Rev 6 dated 01/04/25Dwg No.H102 Rev 6 dated 29/04/25Dwg No.H103 Rev 5 dated 29/04/25Dwg No.H104 Rev 8 dated 13/06/25Dwg No.H105 Rev 6 dated 13/06/25Dwg No.H106 Rev 7 dated 13/06/25Dwg No.H107 Rev 8 dated 13/06/25Dwg No.H108 Rev 5 dated 13/06/25Dwg No.H109 Rev 4 dated 19/03/25Dwg No.H150 Rev 3 dated 29/04/25Dwg No.H151 Rev 3 dated 29/04/25Dwg No.H152 Rev 6 dated 17/06/25Dwg No.H153 Rev 5 dated 26/05/25Dwg No.H154 Rev 4 dated 29/04/25Dwg No.H155 Rev 3 dated 19/03/25Dwg No.H156 Rev 5 dated 13/06/25Dwg No.H157 Rev 4 dated 29/04/25 | 24/06/25 |





Documentation relied upon to issue Construction Certificate 23/0296/03 for William Clarke College - 10 Morris Grove, Kellyville (Bryson Building)

| Item No | Description | Date |
|---------|--|----------|
| | <ul style="list-style-type: none">Dwg No.H158 Rev 5 dated 13/06/25Dwg No.H159 Rev 5 dated 13/06/25Dwg No.H301 Rev 2 dated 13/06/25Dwg No.H301 Rev 2 dated 13/06/25Dwg No.H302 Rev 3 dated 16/06/25 | |
| 6. | Initial Fire Safety Report (IFSR) Application prepared by Steve Watson & Partners Pty Ltd | 02/06/25 |
| 7. | 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 | 13/06/25 |
| 8. | Fire Engineering Report rp240514s0009 Rev 1.4 prepared by Frazer MacDonald (BDC2368) of NDY A Tetra Tech Company | 28/05/25 |
| 9. | Fire Engineering Report Peer Review Ref. 119921 Rev PR1.0 prepared by Jensen Hughes Pty Ltd | 09/08/24 |
| 10. | Fire Engineering Peer Review - NDY Responses Ref. FE002[1.0] prepared by NDY A Tetra Tech Company | 22/08/24 |
| 11. | Accessibility Performance Based Design Brief (PBDB) and Performance Solution Report No. 22103-PS1 Rev A prepared by Vista Access Architects Pty Ltd | 17/06/25 |
| 12. | F3P1 Weatherproofing Performance Solution No. P23011-04-RPT_F3P1 Rev 3 prepared by Fairlite Consulting Pty Ltd | 15/05/25 |
| 13. | NABERS Embodied Emissions Materials Form prepared by Rohrig Constructions Pty Ltd | - |
| 14. | Design Certificates as contained in SWP Certificate Package | - |
| 15. | Documentation required to satisfy relevant DA conditions as per attached DA Checklist | - |





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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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23/0296/03

Construction Certificate
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