

15/11/2019

Our Ref: GDL150442

Art Gallery of NSW  
Attn: Hakan Harman  
Art Gallery of NSW, Art Gallery Road  
The Domain, Sydney NSW 2000

**Art Gallery of NSW – Sydney Modern Project  
Art Gallery Road, The Domain, Sydney**

**SECTION 6.28 CROWN BUILDING WORKS CERTIFICATE (No. 1)**

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Further to our engagement for the abovementioned project, please find attached the Crown Building Works Certificate, as required by Section 6.28 (formally known as 109R) of the Environmental Planning and Assessment Act.

In reviewing the content herein, we draw particular attention to both the design documentation listed and conditions of approval listed in this Crown Certificate.

The builder and the crown authority need to be aware of these conditions whilst undertaking the works, as they represent items that we shall either be focusing on in the inspection or be seeking installation certificates for on completion of the works, and it is the responsibility of the crown authority and builder engaged for the works to ensure these are complied with as part of the works.

Should you have any further enquiries please do not hesitate to contact Shane Berry.

Yours faithfully



Justin Jones-Gardiner  
Director

## CROWN BUILDING WORKS CERTIFICATE

### PRELIMINARIES

CERTIFICATE NO.	GDL150442
<b>Property Details</b>	Art Gallery Road, The Domain, Sydney, NSW 2000  Lot 102 DP 854472. Lot 103 DP 1199151, Lot 34 DP 39586, Lots 107, 108 and 109 DP 1105308, Lot 4 DP 259027, Lot 51 DP 47732, Lot 35 DP 39586, Lot 9 DP 1007656 (Woolloomooloo Bay) , Lot 113 DP 1105308, Lot 1013 DP 1199151, and Lots 107, 108 and 115 DP 1105308 (Art Gallery Road), Mrs Macquarie's Road, The Domain, and Lincoln Crescent and Cowper Wharf Road, Woolloomooloo
<b>Client</b>	Art Gallery of NSW (AGNSW)
<b>Date</b>	15/11/2019
<b>Planning Approval</b>	SSD 6471 dated 20 November 2018 S4.55 dated 17 September 2019
<b>Proposal</b>	<p>Sydney Modern Expansion Project:</p> <ul style="list-style-type: none"> <li>• Demolition, earthworks and excavation works</li> <li>• Construction of new art gallery building</li> <li>• Remediation and conversion of former fuel bunker to gallery use</li> <li>• Construction of new entry plaza and associated canopy</li> <li>• New loading dock with access from Lincoln Crescent</li> <li>• Installation of seawater heat exchange system</li> <li>• Public domain and landscaping works, including new footpaths, public lifts and tree planting</li> <li>• Subdivision</li> </ul> <p><b>THIS CROWN BUILDING WORKS CERTIFICATE IS LIMITED TO:</b></p> <ul style="list-style-type: none"> <li>• <b>Construction of the Northern Stairs.</b></li> <li>• <b>Demolition and Site Clearing.</b></li> <li>• <b>Retaining Structures and Bulk Earthworks.</b></li> </ul> <p><b>No other works are permitted at this Stage.</b></p>

### DEVELOPMENT DESCRIPTION

Proposed Works	Description
Classification(s):	10b
Use:	Art Gallery
Subject Area:	<p>Refer Crown Building Works Certificate 150442.1-CC1 stamp approved plans:</p> <p><b>THIS CROWN BUILDING WORKS CERTIFICATE IS LIMITED TO:</b></p> <ul style="list-style-type: none"> <li>• <b>Construction of the Northern Stairs.</b></li> <li>• <b>Demolition and Site Clearing.</b></li> <li>• <b>Retaining Structures and Bulk Earthworks.</b></li> </ul> <p><b>No other works are permitted at this Stage.</b></p>

## BASIS OF CERTIFICATION

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This certificate is based upon: -

- The NCC Building Code of Australia (BCA) 2019
- The Design Documentation listed in this certificate below

## EXCLUSIONS

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This certificate relates only to the assessment and application of the Building Code of Australia to the proposed building works contained within the Design Documentation listed below and excludes: -

- Service providers requirements relating to electricity, gas, water and telecommunications
- The regulatory compliance of existing components/areas of the premises/site unaffected by the works.
- Development Consent, and any assessment as to the requirement for obtaining planning consent and any conditions to any consents obtained, as this only relates to an assessment of elements listed in Section 6.28 (formally known as 109R) of the Environmental Planning and Assessment Act.

## STATEMENT OF COMPLIANCE

We hereby confirm that the proposed design shall accord with the relevant principles and provisions of the Building Code of Australia 2019 subject to: -

- Compliance with the conditions of approval nominated below; and

## CONDITONS OF APPROVAL

This approval is subject to completion of the following conditions:

1. Compliance with Section d(iv) of GDL 190324 – Accessibility Statement issued by Group DLA 14 November 2019, prior to the commencement of the Norther Stair 03 handrail extensions.

## DESIGN DOCUMENTATION

The following architectural documentation was reviewed as part of this assessment;

Drawing No.	Titled	Prepared by	Revision	Dated
SMP-A-0000W01	Cover Sheet - Construction Certificate - Cc1 Demo, Excav. & Retaining Struct	Sanaa Jimusho Ltd	1	28/10/2019
SMP-A-0000X02	Drawing Legend Sheet 1	Sanaa Jimusho Ltd	5	28/10/2019
SMP-A-0000X03	Drawing Legend Sheet 2	Sanaa Jimusho Ltd	5	28/10/2019
SMP-A-0000X04	Drawing Legend Sheet 3	Sanaa Jimusho Ltd	2	28/10/2019
SMP-A-0000X29	Existing Lot Plan	Sanaa Jimusho Ltd	5	28/10/2019
SMP-A-0000X31	Existing Site Survey Plan	Sanaa Jimusho Ltd	5	28/10/2019
SMP-A-0000X32	Existing Site Plan	Sanaa Jimusho Ltd	5	28/10/2019
SMP-A-0000X33	Site Plan	Sanaa Jimusho Ltd	5	28/10/2019
SMP-A-0000X35	Construction Access Site Plan	Sanaa Jimusho Ltd	2	28/10/2019
SMP-A-0000X36	Existing Plan - LL4	Sanaa Jimusho Ltd	1	28/10/2019
SMP-A-0000X37	Existing Plan – LL3	Sanaa Jimusho Ltd	1	28/10/2019
SMP-A-0200X01	Site Demolition Plan	Sanaa Jimusho Ltd	5	28/10/2019
SMP-A-0200X02	Site Demolition Plan - East	Sanaa Jimusho Ltd	1	28/10/2019
SMP-A-0200X03	Site Demolition Plan – West	Sanaa Jimusho Ltd	1	28/10/2019
SMP-A-0202X00	Demolition Plan - LL4	Sanaa Jimusho Ltd	6	28/10/2019
SMP-A-0204X00	Demolition Plan - LL3	Sanaa Jimusho Ltd	6	28/10/2019
SMP-A-0206X00	Demolition Plan - LL2	Sanaa Jimusho Ltd	5	28/10/2019
SMP-A-0207A00	Demolition Plan - LL4 - Zone A	Sanaa Jimusho Ltd	2	28/10/2019
SMP-A-0207B00	Demolition Plan - LL4 - Zone B	Sanaa Jimusho Ltd	2	28/10/2019

Drawing No.	Titled	Prepared by	Revision	Dated
SMP-A-0207C00	Demolition Plan - LL4 - Zone C	Sanaa Jimusho Ltd	2	28/10/2019
SMP-A-0207D00	Demolition Plan - LL4 - Zone D	Sanaa Jimusho Ltd	2	28/10/2019
SMP-A-0300X01	Overall Retaining Structures Plan	Sanaa Jimusho Ltd	1	28/10/2019
SMP-A-4100X01	Concrete Details – Sheet 01	Sanaa Jimusho Ltd	3	28/10/2019
SMP-A-5700V13	Loading Dock Entry Demolition Plan – Zone B	Sanaa Jimusho Ltd	2	28/10/2019
SMP-L-0000W00	Cover Page	Sanaa Jimusho Ltd	2	06/11/2019
SMP-L-0000X00	Legend	Sanaa Jimusho Ltd	2	06/11/2019
SMP-L-0000X01	Tree Removal Plan	Sanaa Jimusho Ltd	2	06/11/2019
SMP-L-1000X00	Northern Stair – Layout, Material & Finishes Plan	Sanaa Jimusho Ltd	2	06/11/2019
SMP-L-6-3000X00	Pavement Types & Subtypes	Sanaa Jimusho Ltd	2	06/11/2019
SMP-L-6-30000101	Stair Types 01-04 – Concrete in Situ	Sanaa Jimusho Ltd	2	06/11/2019
SMP-L-6-30000102	Stair Types 01-04 – Concrete in Situ	Sanaa Jimusho Ltd	2	06/11/2019
SMP-L-6-30000103	Stair Types 01-04 – Concrete in Situ	Sanaa Jimusho Ltd	2	06/11/2019
SMP-L-6-5000X00	Handrails Types & Subtypes	Sanaa Jimusho Ltd	2	06/11/2019
SMP-L-6-50000101	Handrail Types 01 – Steel Northern Stairs	Sanaa Jimusho Ltd	2	06/11/2019
SMP-L-6-50000102	Handrail Types 01 – Steel Northern Stairs	Sanaa Jimusho Ltd	2	06/11/2019
SMP-L-6-50000103	Handrail Types 01 – Steel Northern Stairs	Sanaa Jimusho Ltd	2	06/11/2019

## SUPPLEMENTARY DOCUMENTATION

The following additional documentation was reviewed as part of this assessment;

- Application for Crown Certificate Application issued by Hakan Harman of Art Gallery NSW Trust, dated 01/11/2019
- Consolidated Geotechnical Report – Tender Stage Report Reference SYDGEN210394-AV, Revision 0, issued by Robert Turner of Coffey, dated 28/08/2019
- Sydney Water Building Plan Approval Application Reference No. 560245 form and associated plans issued by Minh Tran of MetroWater Management, dated 20/11/2018
- Letter referencing Construction Noise and Vibration Management Plan issued by Ben White of White Noise Acoustics, dated 29/10/2019
- Memo referencing Condition B31 compliance issued by LCI Consultants, dated 06/11/2019
- Design Integrity Report Revision 1, issued by Infrastructure NSW
- Additional Information requested for DIR Plans

- Letter referencing Nominated Historical Archaeologist issued by Dan Griffin of Art Gallery NSW, dated 23/09/2019
- Letter referencing Archaeological Monitoring issued by Jennifer Jones-Travers of GML Heritage, dated 10/10/2019
- Conditions of Consent B21 – Works to Former Naval Fuel Bunker Report dated 17/10/2019
- Structural Design Certificate for Crown Certificate 1 issued by Andrew Phillips of ARUP, dated 23/10/2019
- Design Statement for Northern Stair Lighting for CC1 Certificate issued by Michael Harrold of Steensen Varming, dated 04/11/2019
- Pre-Construction Dilapidation Inspection Report Reference No. 819060.1 – Area 1 issued by GreenPlus Property Services, dated 08/11/2019
- Pre-Construction Dilapidation Inspection Report Reference No. 819060.2 – Area 2 issued by GreenPlus Property Services, dated 08/11/2019
- Pre-Construction Dilapidation Inspection Report Reference No. 819060.3 – Area 3 issued by GreenPlus Property Services, dated 08/11/2019
- Pre-Construction Dilapidation Inspection Report Reference No. 819060.4 – Area 4 issued by GreenPlus Property Services, dated 08/11/2019
- Pre-Construction Dilapidation Inspection Report Reference No. 819060.5 – Area 5 issued by GreenPlus Property Services, dated 08/11/2019
- Pre-Construction Dilapidation Inspection Report Reference No. 819060.6 – Area 6 issued by GreenPlus Property Services, dated 08/11/2019
- Pre-Construction Dilapidation Inspection Report Reference No. 819060.7 – Area 7 issued by GreenPlus Property Services, dated 08/11/2019
- Pre-Construction Dilapidation Inspection Report Reference No. 819060.8 – Area 8 issued by GreenPlus Property Services, dated 08/11/2019
- Pre-Construction Dilapidation Inspection Report Reference No. 819060.9 – Area 9 issued by GreenPlus Property Services, dated 08/11/2019
- Letter referencing CEMP and Heritage Induction Document review issued by Cheryl Brown of The Heritage Council of NSW, dated 14/11/2019
- Evidence of Compliance with SSD Condition B23 – Heritage Personnel Appointment issued by Jennifer Jones of GML Heritage Consultants, dated 10/10/2019
- Confirmation of Compliance with SSD Condition A10 and B61 issued by Amy Conway of Heritage NSW, dated 14/11/2019
- Confirmation of Compliance with SSD Condition B61 issued by Christine Turney of NSW DPI, dated 07/11/2019
- Confirmation of Compliance with SSD Condition B61 issued by Mark Hanemann of NSW DPI, dated 24/10/2019
- Confirmation of Compliance with SSD Condition B61 issued by Steven Nguyen of NSW RMS, dated 30/10/2019
- Confirmation of Compliance with SSD Condition A10 and B61 issued by Kay Russell of Transport for NSW, dated 13/11/2019
- Confirmation of Compliance with SSD Condition B62 issued by Clement Lim of City of Sydney, dated 07/11/2019
- Confirmation of Compliance with SSD Condition B62 issued by Ben Borger of RMS, dated 07/11/2019
- Confirmation of Compliance with SSD Condition B63 issued by Mark Hanemann of NSW DPI, dated 23/10/2019
- Confirmation of Compliance with SSD Condition B69 issued by Mark Hanemann of NSW DPI, dated 23/10/2019

- Confirmation of Compliance with SSD Condition B72 issued by Mark Hanemann of NSW DPI, dated 23/10/2019
- Civil Design Certificate and associated Civil Plans for CC1 issued by Karen Seeto of ARUP, dated 07/11/2019
- Structural Plans issued by Arup
- Confirmation of Compliance with Conditions A10 and B61 issued by Steve Meredith of Heritage Council of NSW, dated 11/11/2019
- Confirmation of Compliance with Conditions A10 and B61 issued by Cheryl Brown of The Heritage Council of NSW, dated 14/11/2019
- Letter referencing Condition B22 Proposed Materials issued by Katrina Stankowski of Heritage Council of NSW, dated 03/06/2019
- Letter of Response regarding Works to the Former Naval Fuel Bunker - Condition B21 issued by Cheryl Brown of The Heritage Council of NSW, dated 25/10/2019
- Letter referencing approval to pay Levy by Instalments issued by Sherry Ryan of Long Service Corporation, dated 23/10/2019
- Letter referencing SSD Condition A20 issued by Marcus Ray of NSW Planning and Environment, dated 13/03/2019
- Letter referencing discharge of SSD Condition B2, B3 and B4 issued by Anthea Sargeant of NSW Planning and Environment, dated 25/10/2019
- Certificate of Currency – General, Products and Environmental Liability for Infrastructure NSW
- Certificate of Currency – Contract Works Material Damage for Infrastructure NSW
- EFT Remittance for Long Service Levy
- Letter referencing SSD Conditions B65 and C25 - Construction Waste Management Plan issued by Jesse Moss of Richard Crookes Constructions, dated 28/10/2019
- Letter referencing SSD Condition 16B – Geotechnical Excavation Monitoring Plan issued by James Searle of Coffey, dated 07/11/2019
- Air Quality and Odour Management Plan Report Reference No. SYDGE234348-RCC AQOMP R01, issued by Jesse Mosso f Richard Crookes Constructions, dated 22/10/2019
- Construction Noise and Vibration Management Plan Report, Revision 0, issued by Ben White of White Noise Acoustics, dated 18/10/2019
- Construction Pedestrian and traffic Management Plan report Reference No. 142/2019, Revision C issued by Transport and Traffic Planning Associates, dated 23/10/2019
- Letter referencing SSD Condition B52 and C1 – Demolition Control Plan issued by Brenton Watson of DECC, dated 28/10/2019
- Demolition Control Plan Report Version 2 issued by Brenton Watson of DECC, dated 22/10/2019
- Environmental Management Plan issued by Richard Crookes Constructions, dated 08/10/2019
- Geotechnical Excavation Monitoring Plan Report Reference No. SYDGE234348-G1-GEMP, Revision 2 issued by James Searle of Coffey, dated 05/11/2019
- Hazardous Material Management Plan Report Reference No. 754-SYDGE234348 – RCC HMMP R03, Revision R03, issued by Coffey, dated 04/11/2019
- Unexpected Finds Procedure Report Reference SYDGE234348-EB\_UFP issued by Coffey, dated 15/10/2019
- Letter referencing Unexpected Finds Protocol issued by Michael Dunbavan of Coffey, dated 08/11/2019
- Plan – SMP-C-0100X01 – General Notes and Legend Sheet 1 of 2, Revision 04 issued by Sanaa Jimusho Ltd, dated 23/10/2019
- Plan – SMP-C-0100X02 – General Notes and Legend Sheet 2 of 2, Revision 04 issued by Sanaa Jimusho Ltd, dated 23/10/2019

- Plan – SMP-C-1200X01 – Sediment and Erosion Control Plan, Revision 04 issued by Sanaa Jimusho Ltd, dated 06/11/2019
- Plan – SMP-C-6200X01 – Sediment and Erosion Control Details, Revision 03 issued by Sanaa Jimusho Ltd, dated 06/11/2019
- Luminaire Data Sheet Reference XB1, dated Aug 2018
- Letter referencing SSD Condition B49 - Pre-Construction Dilapidation Report and Condition B60 – Heritage Dilapidation Study (HDS) issued by Steven Ju of GreenPlus Property Services, dated 08/11/2019
- Letter referencing SSD Condition B51- Requirements of Public Authorities issued by Michael Bradburn of Richard Crookes Constructions, dated 14/11/2019
- Email Correspondence regarding Principals Documentation for Crown Certificate, issued by Andrej Stevanovic of Art Gallery NSW Trust, dated 28/10/2019
- Email Correspondence regarding Condition B8 issued by Andrej Stevanovic of Art Gallery NSW Trust, dated 28/10/2019
- Plan – SMP-L-1000X00 – Northern Stair – Layout, Material & Finishes Plan, Revision 1, issued by Sanaa Jimusho Ltd, dated 29/10/2019
- Compliance Monitoring and Reporting Program (Condition B8), Revision 01, dated 10/10/2019
- Letter referencing Condition 5.1 – Construction Traffic Management Plan issued by Meg Kong of Transport and traffic Planning Associates, dated 28/10/2019
- Letter referencing Condition B62 and C8 – Construction Pedestrian and Traffic Management Plan issued by Meg Kong of Transport and traffic Planning Associates, dated 28/10/2019
- Fire Resistance Performance of Structural Steel Report Reference 409488 issued by Warringtonfire, dated 18/03/2019
- Certificate of Currency - Workers Compensation for Richard Crookes Constructions Pty Ltd
- GDL 190324 – Accessibility Statement issued by Group DLA 14 November 2019
- Evidence of approval of SSD Condition B61 issued by David m Zabell of City of Sydney dated 7/11/2019
- Evidence of approval of SSD Condition B63 issued by David m Zabell of City of Sydney dated 23/10/2019
- Evidence of approval of SSD Condition B69 issued by Raghuram Muguli of Coffey dated 8/11/2019
- Evidence of approval of SSD Condition B64 issued by Raghuram Muguli of Coffey dated 8/11/2019

This certificate confirms compliance to Clause 6.28 (formally known as 109R) of the Environmental Planning and Assessment Act for the proposed works, and is reliant upon the listed documentation, design certification and compliance with the conditions of this document as listed.



Justin Jones-Gardiner  
Director  
Building Professionals Board / BPB0204