BCA Crown Certificate

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

Certificate No.:	CRO- 20003
Date of Certificate:	29 January 2020
Subject Land:	
Lot & DP	Lot 4 DP 858938
Address	Bowral & District Hospital 97-103 Bowral Street Bowral NSW 2576
Local Government Area:	Wingecarribee Shire Council
Applicant:	
Company	ADCO Constructions Pty Ltd
Address	Level 2, 7-9 West Street, North Sydney NSW 2060
Phone/Email	Phone: 02 8437 5000 Email: elamond@adcoconstruct.com.au
Owner:	
Name	Health Infrastructure
Address	14/77 Pacific Hwy North Sydney NSW 2060
Phone / Email	Phone: 02 9978 5402
Planning Approval:	
DA No.:	SSD 8980
Date of Determination	21 February 2019
Description of Development:	**Crown Certificate #3 –** Erection of the structure only for Levels 2 & 3 expansion of the new inpatient unit (between grids B-C).
BCA Classification:	Class 9a
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 2016, 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 BPB0032

Date: 29 January 2020

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 Fax: 02 9211 7774 Email: admin@bmplusg.com.au

SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Architectural Plans prepared by MSJ Architects:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
130443-MSJ-AR-DWG-MW05005	R	10 January 2020	130443-MSJ-AR-DWG-MW2-25002	1	20 September 2019
130443-MSJ-AR-DWG-MW05006	Q	10 January 2020	130443-MSJ-AR-DWG-MW25003	10	7 January 2020
130443-MSJ-AR-DWG-MW25001	11	7 January 2020			

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Crown 3 Application Form	ADCO Construction PL	9 January 2020
2.	Stagging Letter	ADCO Construction PL	9 January 2020
3.	Long Service Levy Receipt	Long Service Corporation	19 March 2019
4.	Architectural Specification	MSJ Architects	17 December 2019
5.	Design Statement- No Composite Panels Included	MSJ Architects	28 November 2019
6.	Structural Design Certificate	Henry & Hymas Consulting Engineers Pty Ltd	17 January 2020
7.	Stormwater Design Certificate	Enstruct Group PL	12 December 2019
8.	Hydraulic Design Certificate	Axis Consulting Service	16 December 2019
9.	Electrical Design Certificate	Stantec	4 December 2019
10.	Fire Services Design Certificate	Fine Line Fire Protection PL	11 August 2019
11.	Hydraulic Services Plans- Fire Hydrant	ACOR Consultants PL	8 October 2018
12.	Fire Hose Reel Coverage Drawings	ADCO Construction PL	21 June 2019
13.	B4 External Wall Types	MSJ Architects	17 December 2019
14.	Receipt of Payment – Long Service Levy top up – No. 00410386	Long Service Corporation	10 January 2020
15.	Correspondence regarding tendered contract and relevant BCA	Kristian Anthony – Adco Constructions Pty Ltd	28 January 2020

SCHEDULE 2

CONDITIONS OF BCA CROWN CERTIFICATE

This Crown Certificate has been issued subject to the following conditions:

1. All sarking is to comply with BCA2016 or be incorporated into the Fire Engineering Report, details to be provided.

2. All structural elements (floors walls and columns) are to achieve 120/120/120 FRL in accordance with BCA 2016

3. The FER is to be updated to address any reduced FRLs or design compliance departures from BCA DTS provisions.

4. 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.

5. There is to be no impact, disruption, impediment or modification to existing active or passive fire safety systems or egress arrangements within the existing hospital building as a direct or indirect result of the proposed works without prior consultation and approval by the LHD (as applicable) and the crown certifier (BM+G).

6. All building works associated with the subject development are to be carried out in accordance with the requirements of the Blackett Maguire + Goldsmith BCA Assessment Report Revision 1 dated 10 April 2019.

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.

SCHEDULE 3

FIRE SAFETY SCHEDULE

Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000

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	PROPOSED
Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 – 2014		✓
Alarm Signalling Equipment	AS1670.3 – 2018		✓
Automatic Fail-Safe Devices	BCA Clause D2.21		✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
Automatic Fire Suppression Systems *Designed to OH1 with fast response sprinkler heads provided*	BCA Spec. E1.5 & AS 2118.1-2017 Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
Emergency Lifts	BCA Clause E3.4 & AS 1735.2 – 2001		✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018		✓
EWIS	BCA Clause E4.9 & AS 1670.4 – 2018 & AS 4428.4 – 2004		✓
Emergency Evacuation Plan	AS 3745 – 2010 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 and AS 2293.1 – 2018		✓
Fire Blankets	AS 3504 – 1995 & AS 2444 – 2001		✓
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 1990		✓
Fire Doors	BCA Clause C2.12, C2.13, C3.2, C3.4, C3.5, & C3.7, C3.8, and AS 1905.1 – 2015		✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
Fire Seals	BCA Clause C3.15, AS 1530.4 & AS4072.1 – 2005		✓
Fire walls	BCA Spec. C2.5		✓
Lightweight Fire Resisting Construction	BCA Clause C1.8 & AS 1530.4 – 2014		✓
Mechanical Air Handling Systems (auto-shutdown)	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012		✓
Paths of Travel	EP & A Regulation Clause 186 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001		✓
Required Exit Doors (power operated)	BCA Clause D2.19(b)		✓
Smoke Dampers	AS/NZS 1668.1 – 2015		✓
Smoke Doors	BCA Spec. C3.4 & C2.5		✓
Smoke Walls	BCA Spec. C2.5		✓

STATUTORY FIRE SAFETY MEASURE	DESIGN/INSTALLATION STANDARD	EXISTING	PROPOSED
Stand-by Power Systems	BCA Clause E1.3, E3.4, E4.2 & E4.5 and AS 3000 – 2018		✓
Wall-Wetting Sprinklers	BCA Clause C3.4 & AS 2118.2 – 2010 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
Warning & Operational signs	Section 183 of the EP & A Regulations 2000, AS 1905.1 – 2015, BCA Clause C3.6, D2.23, D3.6, E3.3 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓

FIRE ENGINEERING SUMMARY FIRE ENGINEERING REPORT SHIF0105/R002 REV C DATED 9/8/19 PREPARED BY UMOW LAI			
DEPARTURE FROM DTS PROVISIONS	PERFORMANCE REQUIREMENT	EXISTING	PROPOSED
1. Extended travel distances within the plant room to a single exit, up to 30 m in lieu of 20 m.	DP4, EP2.2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
2. Travel distances in the Level 01 operating theatres exceed the BCA DTS limits, including a maximum of: • Up to 33m to an exit in lieu of 30m. • Up to 68m between exits in lieu of 45m.	DP4, EP2.2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
3. Horizontal exit configuration requires passing through more than one fire compartment to reach a non-horizontal exit	DP4 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
4. Non-required non-fire isolated stairways are not permitted in patient care areas. The open stair at Ground floor leading to the link bridge does not comply with D1.12.	DP4 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
5. Exit doors between fire compartments swing in one direction in lieu of both directions	DP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
6. It is proposed to reduce the FRL of shelf angles providing support of brickwork from 120 minutes to 60 minutes.	CP1 & CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
7. Steel columns located within the perimeter of the Level 3 plant room supporting the roof only are not protected in accordance with the BCA DTS requirements.	CP1 & CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
8. The new link bridge is proposed to be constructed with unprotected steel and be smoke separated from the new building.	CP1 & CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
9. The BCA DTS provisions do not specifically nominate a fire treatment method where the perimeter floor slab meets with the external wall. It is proposed to provide a smoke seal with non-combustible material.	CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
10. It is proposed to allow selected unprotected steel roof elements to penetrate through fire walls.	CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓

FIRE ENGINEERING SUMMARY FIRE ENGINEERING REPORT SHIF0105/R002 REV C DATED 9/8/19 PREPARED BY UMOW LAI			
DEPARTURE FROM DTS PROVISIONS	**PERFORMANCE REQUIREMENT**	**EXISTING**	**PROPOSED**
11. Protection of external wall openings in different fire compartments to be achieved in the following manner: • Fire rated construction FRL 120 provided to one compartment only in lieu of FRL 60 (or equivalent) provided to both compartments. • Protection achieved with wall wetting sprinklers located on both sides of one compartment opening in lieu of protecting both compartment openings.	CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
12. Where pivot smoke doors are provided (to swing in two directions) smoke leakage performance in accordance with AS6905 is to be achieved.	CP3 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
13. It is proposed for the medical gas services to penetrate more than 2x fire compartments and be fire stopped in accordance with BCA Spec C3.15.	CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
14. Fire hydrant booster is to be located not within sight of the Main Building Entry	EP1.3 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
15. Fire hose reel coverage achieved to a number of rooms by crossing a fire door.	EP1.1 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓
16. Sprinkler heads proposed to be flush mounted in specific infection control areas such a operating theatres and isolation rooms, which do not meet the fast response RTI requirement.	EP1.4 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated *9/8/2019*		✓

SCHEDULE 4

INSPECTION REQUIREMENTS

TO BE COMIRMED