

BCA CROWN CERTIFICATE

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

CERTIFICATE No.:	CRO-18159
DATE OF CERTIFICATE:	23 October 2019
SUBJECT LAND: Lot & DP	Lot 11 DP 758721 Lot 5 DP 758721 Lot 2 DP 845336 Lot 1 DP 845336 Lot 2 DP 1140724 Lot 403 DP 756894
Address	Meares Street MUDGEE NSW 2850
LOCAL GOVERNMENT AREA:	Mid-Western Regional Council
APPLICANT: Name Company Address Phone/Email	Katie Babula Health Infrastructure Level 14, 77 Pacific Highway NORTH SYDNEY NSW 2060 Phone: (02) 9978 5455 Email: Katie.babula@health.nsw.gov.au
OWNER: Name Address	Greater Western Area Health Services 29 Hawthorn Street DUBBO NSW 2830
PLANNING APPROVAL (WHERE APPLICABLE): REF No.: Date of Determination	SSD 9211 12 December 2018
DESCRIPTION OF DEVELOPMENT:	<p>Stage 4: Balance of building works associated with the Main Hospital Building including the installation of the roof covering, external façade, internal building services and internal fitout of the main hospital building.</p> <p><i>Note 1: This Stage 4 Crown Certificate specifically excludes the demolition of existing nominated building structures on site, external landscaping works together with the construction of internal roads and car parking areas.</i></p> <p><i>Note 2: This Stage 4 Crown Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i></p>
BCA CLASSIFICATION:	Class 5 & 9a
REFERENCED DOCUMENTATION:	As listed in Schedule 1
STATUTORY CERTIFICATION:	
<p>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.</p>	
CONDITIONS:	As listed in Schedule 2



**PERSON UNDERTAKING CERTIFICATION
OF DESIGN ON BEHALF OF THE CROWN:**

SIGNATURE

Accredited Certifier in NSW
Accreditation No.

David Blakett
BPB 0032

Date: 23 October 2019



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Architectural Drawings prepared by Silver Thomas Hanley (VIC) Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
130511-STH-AR-DWG-1001	13	14.06.2019	130511-STH-AR-DWG-2201	16	14.06.2019
130511-STH-AR-DWG-2202	18	14.06.2019	130511-STH-AR-DWG-2203	13	11.06.2019
130511-STH-AR-DWG-2300	11	14.06.2019	130511-STH-AR-DWG-3001	13	14.06.2019
130511-STH-AR-DWG-3002	12	14.06.2019	130511-STH-AR-DWG-3101	4	11.09.2018
130511-STH-AR-DWG-3102	4	11.09.2018	130511-STH-AR-DWG-5001	12	11.06.2019
130511-STH-AR-DWG-5002	12	11.06.2019	130511-STH-AR-DWG-5101	11	11.06.2019
130511-STH-AR-DWG-5102	12	11.06.2019	130511-STH-AR-DWG-5210	7	17.05.2019
130511-STH-AR-DWG-5211	8	17.05.2019	130511-STH-AR-DWG-6101	15	24.06.2019
130511-STH-AR-DWG-6102	15	24.06.2019	130511-STH-AR-DWG-6103	13	24.06.2019
130511-STH-AR-DWG-6104	16	24.06.2019	130511-STH-AR-DWG-6105	15	24.06.2019
130511-STH-AR-DWG-6106	14	24.06.2019	130511-STH-AR-DWG-6107	15	24.06.2019
130511-STH-AR-DWG-6108	15	24.06.2019			

+ Other documentation relied upon:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Letter requesting the issue of a Stage 3 Crown Certificate	Hutchinson Builders	10 October 2019
2.	Fire Engineering Report No. 18222-R02 (3)	Innova Services	30 September 2019
3.	Fire Services Design Statement	JHA Consulting Engineers Pty Ltd	29 August 2019
4.	Fire Hydrant & Fire Hose Reel Design Statement	JHA Consulting Engineers Pty Ltd	16 September 2019
5.	Mechanical Design Statement	Dewpoint Air & Energy	11 October 2019
6.	Mechanical Design Statement	DSA Consulting	17 October 2019
7.	Electrical Design Statement	GHD Pty Ltd	09 July 2019
8.	Structural Design Statement	RMA Engineers Pty Ltd	03 July 2019
9.	Civil Design Certification	RMA Engineers Pty Ltd	08 August 2019
10.	Lift Design Statement	Kleeman Australia	30 July 2019
11.	External Wall & Cladding Submission	Hutchison Builders	13 June 2019
12.	Cemintel Data Sheet	CSR	January 2018
13.	Covet Ever Art Series Data Sheet	Covet International	-
14.	Assessment Report No. 45759.9	Exova Warringtonfire	20 September 2018
15.	JV3 Assessment Report No. 217078 (Revision 5)	DSA Consulting	15 May 2019



16.	Acoustic Design Statement	Acoustic Logic	18 July 2019
17.	Acoustic Specification No. 20171192.2/0806A/RO/BW (Revision 4)	Acoustic Logic	22 August 2018
18.	Access Design Statement	iAccess Consultants	27 September 2019
19.	Access Design Report No. IAC-974 (Revision B)	iAccess Consultants	27 September 2019
20.	Architectural Design Statement confirming compliance with DA Condition No. B4	Silver Thomas Hanley (Aus.) Pty Ltd	13 August 2019
21.	Architectural Design Statement confirming compliance with DA Condition No. B10.	Silver Thomas Hanley (Aus.) Pty Ltd	09 July 2019
22.	Architectural Design Statement	Silver Thomas Hanley	4 October 2019
23.	Design Safety Report for Upgrade of Electricity Supply System for the Development	Level 3 Design	07 April 2019
24.	Essential Energy Approved Design (Certification No. 114575)	Essential Energy	12 June 2019
25.	Section J3 Design Statement	ESCO Energy Solutions	9 October 2019
26.	Letter confirming that Waste Removal from the Site will be undertaken by a Private Contractor and not Mid-West Regional Council	Hutchison Builders	10 October 2019
27.	Letter confirming that the proposed Hospital Building does not contain any Primary Building Elements constructed of Timber	Hutchinson Builders	01 July 2019



SCHEDULE 2

CONDITIONS OF BCA CROWN CERTIFICATE

This Stage 4 Crown Certificate has been issued subject to the following conditions:

1. This Stage 4 Crown Certificate does not certify compliance with the conditions of Development Consent No. SSD 9211 dated 12 December 2019. The building works should not commence until the Crown is satisfied that the conditions of the Development Consent that are a pre-requisite to commencement have been appropriately addressed where relevant.
2. 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).
3. No approval is given nor implied for the construction of works beyond the scope specifically approved by the Stage 4 Crown Certificate.
4. 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.

5. 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.
6. 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.
7. 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

ADDRESS:	Meares Street, Mudgee NSW 2850
OWNER	Greater Western Area Health Services
BCA CROWN CERTIFICATE No.:	CRO-18159

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 – 2005		✓
Alarm Signalling Equipment	AS 1670.3 – 2004		✓
Automatic Fail Safe Devices	BCA Clause D2.21		✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a AS 1670.1 – 2015 Fire Safety Engineering Report No. 18222-R02 (3) prepared by Innova Services dated 30 September 2019		✓
Automatic Fire Suppression System	BCA Spec. E1.5 AS2118.1 – 1999 / 2017 Fire Safety Engineering Report No. 18222-R02 (3) prepared by Innova Services dated 30 September 2019		✓
Emergency Lighting	BCA Clause E4.4 AS 2293.1 – 2005		✓
Emergency Evacuation Plan	AS 3745 - 2002		✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 AS 2293.1 – 2005		✓
Fire Dampers	BCA Clause C3.15 AS/NZS 1668.1 - 2015 AS 1682.1 & 2 – 2015		✓
Fire Doors	BCA Clause C2.12, C2.13, C3.5, C3.7, C3.8 AS 1905.1 – 2005		✓



Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
	Fire Safety Engineering Report No. 18222-R02 (3) prepared by Innova Services dated 30 September 2019		
Fire Hose Reels	BCA Clause E1.4 AS 2441 – 2005 Fire Safety Engineering Report No. 18222-R02 (3) prepared by Innova Services dated 30 September 2019		✓
Fire Hydrant Systems	Clause E1.3 AS 2419.1 - 2005		✓
Fire Seals	BCA Clause C3.15 AS 1530.4 – 2005 & AS 4072.1 – 2005 Manufactures Specifications Fire Safety Engineering Report No. 18222-R02 (3) prepared by Innova Services dated 30 September 2019		✓
Fire Rated Walls	BCA Spec. C1.1 Fire Safety Engineering Report No. 18222-R02 (3) prepared by Innova Services dated 30 September 2019		✓
Lightweight Construction	BCA Clause C1.8 AS 1530.4 – 2014		✓
Manual Call Points	BCA Section E		✓
Mechanical Air Handling Systems (automatic shutdown)	BCA Clause E2.2 AS/NZS 1668.1 - 2015 AS 1668.2 – 2012		✓
Paths of Travel	EP & A Regulation Clause 186		✓
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 – 2001 Fire Safety Engineering Report No. 18222-R02 (3) prepared by Innova Services dated 30 September 2019		✓
Required Exit Doors (power operated)	BCA Clause D2.19(d)		✓
Smoke Dampers	AS/NZS 1668.1 – 2015 AS 1682.1 & 2 – 2015		✓
Smoke Doors	BCA Spec.C2.5 & C3.4		✓



Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
	Fire Safety Engineering Report No. 18222-R02 (3) prepared by Innova Services dated 30 September 2019		
Smoke Seals to Fire Safety Doors	BCA Spec. C3.4		✓
Smoke Seals to Perimeter of Slab Edge	Fire Safety Engineering Report No. 18222-R02 (3) prepared by Innova Services dated 30 September 2019		
Smoke Walls	BCA Spec. C2.5		✓
Sound System & Intercom System for Emergency Purposes	BCA Clause E4.9 AS 1670.4 – 2015 Fire Safety Engineering Report No. 18222-R02 (3) prepared by Innova Services dated 30 September 2019		✓
Wall-Wetting Sprinklers	BCA Clause C3.4 AS 2118.2 – 2010 Fire Safety Engineering Report No. 18222-R02 (3) prepared by Innova Services dated 30 September 2019		✓
Warning & Operational signs	BCA Clause D2.23. Section 183 of the EP & A Regulations 2000, AS 1905.1 – 2005 Fire Safety Engineering Report No. 18222-R02 (3) prepared by Innova Services dated 30 September 2019		✓
Fire Safety Engineering Report No. 18222-R02 (3) prepared by Innova Services dated 30 September 2019 + To permit the use of sarking within the external wall assemblies of the building that does not satisfy the non-combustibility requirements of the BCA. + To provide smoke separation at the perimeter of the slab edge in lieu of fire separation. + Smoke separation of the Treatment Room and Triage Cubicle from the adjoining non patient care areas in lieu of providing fire separation. + To have Smoke Compartment B2 on the Ground Floor exceed the Smoke	Fire Safety Engineering Report No. 18222-R02 (3) prepared by Innova Services dated 30 September 2019		✓



Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
<p>Compartment Floor area requirement of Clause C2.5, being 554 m² in lieu of 500 m².</p> <ul style="list-style-type: none"> + Provision of glazed openings within the fire wall between Waiting Lounge and the adjoining Maternity on Ground Floor in lieu of construction that achieves a 2 hour rating. + To vary the method of protection afforded to openings within the external walls of the subject building that will be exposed to an external wall of an adjacent fire compartment within the same building. + To have a number of required fire and smoke doors swing in one direction only against the direction of egress, in lieu of swinging in both directions or in the direction of egress. + It is proposed to have the following extended exit travel distances from the building: <ul style="list-style-type: none"> + Up to 15m from the Oral Health on the Lower Ground Floor from which travel in different directions to 2 exits is available, in lieu of 12m. + Up to 14m from OR1 and OR2 on Ground Floor to a point of choice from which travel in different directions to 2 exits is available, in lieu of 12m. + Up to 36m from the PACU on the Ground Floor to the nearest exit, in lieu of 30m. + Up to 36m from the Stage 2 Perioperative on the Ground Floor to the nearest exit, in lieu of 30m. + Up to 47m from the roof plant room to a single exit, in lieu of 40m. + It is proposed to have the following extended travel distance between alternative exits from the building: <ul style="list-style-type: none"> + Up to 66m travel between alternative exits from the PACU on the Ground Floor, in lieu of 45m. + Up to 66m travel between alternative exits from OR1 on the Ground Floor, in lieu of 45m. + It is proposed to have egress from Fire Compartment D and from Fire Compartment E require travel through adjoining fire compartments (Fire Compartments E and E respectively) that only comprise a horizontal exit, in lieu of a fire compartment that as at 			



Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
<p>least one required exit that is not a horizontal exit.</p> <ul style="list-style-type: none"> + It is proposed to have sliding doors located within a path of travel to a required exit, in lieu of swing doors. The sliding doors are located in the following areas: <ul style="list-style-type: none"> + Entrance to Perioperative + Within the wall separating Oral Health from Renal + 2 doors within the corridors leading to and from Medical Imaging area + It is proposed to omit fire hose reel coverage from the Treatment Room and Triage Cubicle (being designated as Patient Care), which will be smoke separated from the adjoining non-patient care areas on the Ground Floor in smoke proof construction. Treatment Room and Triage Cubicle. + It is not proposed to provide fire sprinkler protection within the Distributed Antenna System (DAS) room, within cupboards or rooms containing the electrical distribution boards (EDB's) and within the Comms Room. + It is proposed to permit smoke detector spacing within the concealed spaces throughout the building to be on an extended spacing basis. That is 15m x 15m. + It is proposed to omit the building occupant warning speakers associated with the SSISEP from patient bedrooms and operating theatres. + To permit water filled metal pipes to be fire stopped in accordance with BCA Clause C3.15 (a) (i), with the exception of the insulation criteria of the required FRL where there is likely to be combustible materials (i.e. PVC pipes, PEX pipes, cables etc) located within a 100mm radius for a distance of 2m of the fire rated penetration. + To permit copper pipes comprising of LPG to penetrate through building elements within the building that are required to achieve a fire rating, where the DtS provisions of the BCA do not consider protection to a pipe penetration that contains a flammable or combustible liquid or gas. 			



Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
+ To have the fume cupboard exhaust duct comprise of PVC that does not meet the fire hazard properties required for an air handling system in accordance with the BCA Specification C1.10 and AS 4254.2-2012.			