



## BCA CROWN CERTIFICATE

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

<b>CERTIFICATE No.:</b>	CRO-20047
<b>DATE OF CERTIFICATE:</b>	19 June 2020
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 4 DP 858938
Address	Bowral & District Hospital 97-103 Bowral Street Bowral NSW 2576
<b>LOCAL GOVERNMENT AREA:</b>	Wingecarribee Shire Council
<b>APPLICANT:</b>	
Company	ADCO Constructions Pty Ltd
Address	Level 2, 7-9 West Street, North Sydney NSW 2060
Phone/Email	Phone: 02 8437 5000 Email: <a href="mailto:elamond@adcoconstruct.com.au">elamond@adcoconstruct.com.au</a>
<b>OWNER:</b>	
Name	Health Infrastructure
Address	14/77 Pacific Hwy North Sydney NSW 2060
Phone / Email	Phone: 02 9978 5402
<b>PLANNING APPROVAL:</b>	
DA No.:	SSD 8980 & SSD 8980 MOD1
Date of Determination	21 February 2019 & 15 November 2019
<b>DESCRIPTION OF DEVELOPMENT:</b>	<b>Stage 4 Crown Certificate</b> – Balance of building works associated with the works approved as part of SSD 8980 MOD1 including additional Level 2 floorspace to accommodate hospital service rooms and back-of-house facilities (including a Central Sterilising Department, Pharmacy and Bathrooms), minor changes to cladding and finishes and changes to the Level 3 Mechanical Plant Room
<b>BCA CLASSIFICATION:</b>	Class 9a
<b>REFERENCED DOCUMENTATION:</b>	As listed in Schedule 1
<b>STATUTORY CERTIFICATION:</b>	

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  
BPP0032

Date: 19 June 2020



## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION

+ Architectural Plans prepared by MSJ Architects:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
130443-MSJ-AR-DWG-MW-00002	17	27.06.2019	130443-MSJ-AR-DWG-MW00006	A	18.04.2019
130443-MSJ-AR-DWG-MW02002	19	07.01.2020	130443-MSJ-AR-DWG-MW02003	16	07.01.2020
130443-MSJ-AR-DWG-MW2-03003	4	28.11.2019	130443-MSJ-AR-DWG-MW2-03004	4	28.11.2019
130443-MSJ-AR-DWG-MW2-03005	4	28.11.2019	130443-MSJ-AR-DWG-MW15002	P	07.01.2020
130443-MSJ-AR-DWG-MW15003	H	07.01.2020	130443-MSJ-AR-DWG-MW20001	G	07.01.2020
130443-MSJ-AR-DWG-MW02002	H	07.01.2020	130443-MSJ-AR-DWG-MW02003	H	07.01.2020
130443-MSJ-AR-DWG-MW20004	G	07.01.2020	130443-MSJ-AR-DWG-MW2-20005	6	28.11.2019
130443-MSJ-AR-DWG-MW2-20006	6	28.11.2019	130443-MSJ-AR-DWG-MW2-20007	6	28.11.2019
130443-MSJ-AR-DWG-MW2-20008	6	28.11.2019	130443-MSJ-AR-DWG-MW25001	11	07.01.2020
130443-MSJ-AR-DWG-MW2-25002	1	20.9.2019	130443-MSJ-AR-DWG-MW2-25003	10	07.01.2020

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Letter requesting the issue of the Stage 4 Crown Certificate	ADCO Construction Pty Ltd	02 April 2020
2.	Fire Engineering Report No. SHIF0105/R002 (Rev D)	Umow Lai	29 April 2020
3.	Fire Services Design Statement	Fine Line Fire Protection Pty Ltd	03 April 2020
4.	Mechanical Ventilation and Air Conditioning Design Statement	Fredon	03 April 2020
5.	Stormwater Drainage Design Statement	Enstruct Group Pty Ltd	12 December 2019
6.	Hydraulic Design Statement	Axis Consulting Services	06 April 2020
7.	Electrical Design Statement	Stantec	03 April 2020
8.	Electrical Design Statement – Telecommunication Carriers	Stantec	04 December 2019
9.	Electrical Design Statement – Existing Site Power Supply	Stantec	04 December 2019
10.	Architectural Design Statement	MSJ Architects	23 April 2020
11.	Confirmation that no Aluminium Composite Panels are including in the design of the proposed works	MSJ Architects	28 November 2019
12.	Access Report No. IAC - 1092	iAccess Consultants	20 April 2020
13.	Letter confirming no Primary Building Elements are proposed to be constructed of Timber	ADCO Constructions Pty Limited	02 April 2020
14.	Section JV3 Report No. 29586-SYD-G	Wood & Grieve Engineers	09 April 2020



ITEM	DOCUMENTATION	PREPARED BY	DATE
15.	Long Service Levy Receipt No. 00429759	Long Service Corporation	17 June 2020
16.	Acoustic Design Statement	Stantec	06 April 2020
17.	Technical Memorandum - Acoustic Plant Expansion Louvres	Stantec	01 April 2020



## SCHEDULE 2

### CONDITIONS OF BCA CROWN CERTIFICATE

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

1. This Crown Certificate does not certify compliance with the conditions of Development Consent No. SSD 8980 dated 21 February 2019 (as modified). 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.
2. No approval is given nor implied for the construction of works beyond the scope specifically approved by this Stage 4 Crown Certificate and the previous Stage 1 – Stage 3 Crown Certificates.
3. 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).
4. 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 2 dated 18 March 2020.
5. 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.

6. 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.
7. 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.
8. 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.
9. Umow Lai are to be contacted throughout the project for routine site inspections to ensure that the works are being carried out in accordance with the Fire Engineering Report.
10. iAccess are to be contacted throughout the project for routine site inspections to ensure that the works are being carried out in accordance with the Access Report.



### 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 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
Automatic Fire Suppression Systems <i>Designed to OH1 with fast response sprinkler heads provided</i>	BCA Spec. E1.5 AS 2118.1-2017 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
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 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 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 AS 1905.1 – 2015		✓
Fire Hose Reels	BCA Clause E1.4 AS 2441 – 2005 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓



STATUTORY FIRE SAFETY MEASURE	DESIGN/INSTALLATION STANDARD	EXISTING	PROPOSED
Fire Hydrant Systems	Clause E1.3 AS 2419.1 – 2005 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
Fire Seals	BCA Clause C3.15 AS 1530.4 AS4072.1 – 2005 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
Fire walls	BCA Spec. C2.5 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
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 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 – 2001		✓
Required Exit Doors (power operated)	BCA Clause D2.19(b)		✓
Smoke Dampers	BCA Spec. C2.5 AS/NZS 1668.1 – 2015		✓
Smoke Doors	BCA Spec. C3.4 & C2.5		✓
Smoke Walls	BCA Spec. C2.5		✓
Stand-by Power Systems	BCA Clause E1.3, E3.4, E4.2 & E4.5 AS 3000 – 2018		✓
Wall-Wetting Sprinklers	BCA Clause C3.4 AS 2118.2 – 2010 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
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 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓

FIRE ENGINEERING SUMMARY			
FIRE ENGINEERING REPORT SHIF0105/R002 REV D DATED 29/5/2020 PREPARED BY UMOW LAI			
DEPARTURE FROM DTS PROVISIONS	PERFORMANCE REQUIREMENT	EXISTING	PROPOSED
1. 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 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓



FIRE ENGINEERING SUMMARY			
FIRE ENGINEERING REPORT SHIF0105/R002 REV D DATED 29/5/2020 PREPARED BY UMOW LAI			
DEPARTURE FROM DTS PROVISIONS	PERFORMANCE REQUIREMENT	EXISTING	PROPOSED
2. Horizontal exit configuration requires passing through more than one fire compartment to reach a non-horizontal exit	DP4 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
3. 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 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
4. Exit doors between fire compartments swing in one direction in lieu of both directions	DP2 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
5. 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 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
6. The new link bridge is proposed to be constructed with unprotected steel and be smoke separated from the new building.	CP1 & CP2 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
7. The sarking material does not meet the BCA 2016 Clause C1.9 non-combustibility requirements	CP2 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
8. Timber noggins installed within internal fire walls do not meet the non-combustibility requirements of Clause C1.9	CP2 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
9. Unprotected rooftop walkway at Level 3 from the plant room does not achieve the required fire rating for floors of 120/120/120	CP1 & CP2 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
10. 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 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
11. It is proposed to allow selected unprotected steel roof elements to penetrate through fire walls.	CP2 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
12. 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 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
13. Where pivot smoke doors are provided (to swing in two directions) smoke leakage performance in accordance with AS6905 is to be achieved.	CP3 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓



FIRE ENGINEERING SUMMARY			
FIRE ENGINEERING REPORT SHIF0105/R002 REV D DATED 29/5/2020 PREPARED BY UMOW LAI			
DEPARTURE FROM DTS PROVISIONS	PERFORMANCE REQUIREMENT	EXISTING	PROPOSED
14. 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 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
15. Fire hydrant booster is to be located not within sight of the Main Building Entry	EP1.3 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
16. Fire hose reel coverage achieved to a number of rooms by crossing a fire door.	EP1.1 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
17. Sprinkler heads proposed to be flush mounted in specific infection control areas such as operating theatres and isolation rooms, which do not meet the fast response RTI requirement.	EP1.4 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
18. It is proposed to omit sprinkler protection to shadowed areas and cupboards/wardrobes which does not meet the AS 2118.1 – 1999 requirement	EP1.4 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓
19. Sprinkler protection is to be omitted from Communication Rooms, Ground Floor Campus Distributor Room and Level 2 DAS Room	EP1.4 Fire Engineering Report SHIF0105/R002 (D) prepared by UMOW Lai dated 29/05/2020		✓