



BCA CROWN CERTIFICATE

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

CERTIFICATE No.:	CRO-22044
DATE OF CERTIFICATE:	09 May 2022
SUBJECT LAND:	
Lot & DP	Lot 1 DP 1114090
Address	35-65 Derby Street KINGSWOOD NSW 2747
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT:	
Name	Henry Lau
Company	Health Infrastructure
Address	Level 14, 77 Pacific Highway NORTH SYDNEY NSW 2060
Phone/Email	Mobile: 0459 867 006
Email	Email: henry.lau@health.nsw.gov.au
OWNER:	
Name	Nepean Blue Mountains Local Health District
Address	Derby Street KINGSWOOD NSW 2747
Phone / Fax	Phone: (02) 4732 2441 Fax: (02) 4734 3737
PLANNING APPROVAL (WHERE APPLICABLE):	
Development Consent No.:	SSD 8766, SSD 8766 Mod1, SSD Mod2, SSD 8766 Mod3, SSD 8766 Mod4 & SSD 8766 Mod5.
Date of Determination	25 February 2019, 25 June 2019, 10 October 2019, 14 August 2019, 11 December 2019, 14 October 2021
DESCRIPTION OF DEVELOPMENT:	Stage 7 Crown Certificate comprising bicycle parking and end of trip facilities & Level 01 Back of House corridor extending from the Stage 1 Tower and adjoining the proposed East Block Pathology Department.
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
BDC0032

Date: 09/05/2022



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Architectural Drawings prepared by BVN Architecture:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
NHR-BVN-DRW-ARC-TB1-31B-0140001	3	26.04.22	NHR-BVN-DRW-ARC-TB1-40B-0140001	2	26.04.22
NHR-BVN-DRW-ARC-TB1-40B-0150001	2	20.04.22	NHR-BVN-DRW-ARC-TB1-40E-NL00504	2	06.04.22
NHR-BVN-DRW-ARC-TB1-40E-NL00505	3	06.04.22	NHR-BVN-DRW-ARC-TB1-40E-NL00511	1	08.04.22
NHR-BVN-DRW-ARC-TB1-40E-NL00512	2	20.04.22	NHR-BVN-DRW-ARC-TB1-40E-NL00513	1	06.04.22
NHR-BVN-DRW-ARC-TB1-40F-NL00154	7	06.04.22	NHR-BVN-DRW-ARC-TB1-40F-NL00190	3	01.12.21
NHR-BVN-DRW-ARC-TB1-40B-0100001	2	28.04.22	NHR-BVN-DRW-ARC-TB1-40B-0100002	E	01.11.21
NHR-BVN-DRW-ARC-TB1-48F-0150001	5	21.04.22	NHR-BVN-DRW-ARC-TB1-48F-0150002	4	14.04.22

Other documents relied upon:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Letter requesting the issue of the Stage 7 Crown Certificate	CPB Contractors Pty Limited	22 April 2022
2.	Letter confirming the Works proposed as part of the Stage 7 Crown Certificate were approved as the SSDA	_planning Pty Ltd	21 April 2022
3.	Structural Design Statement	Bonacci Group (NSW) Pty Ltd	28 April 2022
4.	Civil Design Statement	Bonacci Group (NSW) Pty Ltd	29 April 2022
5.	Hydraulic Design Statement	Axis Consulting Services Pty Ltd	22 April 2022
6.	Electrical Design Statement	Star Electric Co. Pty. Ltd	22 April 2022
7.	Mechanical Ventilation and Air Conditioning Design Statement	Fredon Air (NSW)	22 April 2022
8.	Fire Services Design Statement	Emerge Fire Services Pty Ltd	22 April 2022
9.	Statement in relation to Section J Compliance	Surface Design	2 May 2022
10.	Section J Assessment Report (Revision 01) and Specification	Surface Design	14 February 2022
11.	Reflectivity Statement	Surface Design	2 May 2022
12.	External Lighting Design Statement	Star Electric Co. Pty. Ltd	19 April 2022
13.	Acoustic Design Statement	Acoustic Logic Consultancy Pty Ltd	22 April 2022



14.	Fire and Smoke Compartments Drawing No. 11L-011001 (H)	BVN Architecture Pty Ltd	7 February 2022
15.	Architectural Design Statement	BVN Architecture Pty Ltd	3 May 2022
16.	External Wall System Disclosure Statement (Design)	Brighton Ceilings Pty Ltd	22 April 2022
17.	Letter confirming: + No adjustment to Long Service Levy Payment required as works were included under the original payment + No primary building elements are proposed to be constructed of timber	CPB Contractors Pty Limited	27 April 2022



SCHEDULE 2

CONDITIONS OF BCA CROWN CERTIFICATE

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

1. This Stage 7 Crown Certificate does not certify compliance with the Conditions of the Development Consent No. SSD 8766 dated 25 February 2019 (as modified). The building works should not commence until the Crown is satisfied that the relevant conditions of the 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 7 Crown Certificate.
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. Demolition works are to be undertaken in accordance with the documentation listed in Schedule 1 & AS 2601-2001.
5. Where the proposed demolition works necessitate the isolation and/or decommissioning of any existing fire services, particularly the fire hydrant system or the sprinkler system, then Fire & Rescue NSW and any relevant insurance providers should be notified prior to de-commissioning and/or isolation of the system.
6. 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.

7. 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.
8. 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.
9. Blackett Maguire + Goldsmith is 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 78 of the Environmental Planning & Assessment (Development and Fire Safety) Regulation 2021

ADDRESS:	35-65 Derby Street, Kingswood
OWNER	Nepean Blue Mountains Local Health District
BCA CROWN CERTIFICATE No.:	CRO-22044

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 Section 79 of the Environmental Planning and Assessment Regulation (Development Certification and Fire Safety) 2021, is deemed to be the current fire safety schedule for the building.

SCHEDULE- EAST BLOCK

Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
Access Panels, Doors & Hoppers	Existing: Part C3.13 & C3.15 AS 1530.4; AS4072.1	✓	
Automatic Fail-safe devices	Existing: BCA Part C3.6 BCA Spec. C3.4	✓	
	Proposed: BCA Clause D2.21		✓
Automatic Fire Detection & Alarm Systems	Existing: BCA Clause E2.2 and BCA Spec. E2.2a AS 1670.1 – 2004	✓	
	Proposed: BCA Clause E2.2 and BCA Spec. E2.2a AS 1670.1 – 2018		✓
Emergency Lighting	Existing: AS/NZ 2293.1 Part E4.2 & E4.4	✓	
	Proposed: BCA Clause E4.4 AS 2293.1 – 2018		✓
Emergency Warning and Intercommunication Systems	Existing: AS 2220.1 & AS2220.2; Part E4.9	✓	
	Proposed: BCA Clause E4.9 AS1670.4 - 2018		✓
Exit Signs	Existing: AS/NZ 2293.3; Part E4.5, E4.6 & E4.8	✓	
	Proposed: BCA Clauses E4.5, E4.6 & E4.8 AS 2293.1 – 2018		✓



Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
Fire Dampers	Existing: AS 1668.1, AS1668.2, & AS 1682.1 & AS 1682.2 Fire Engineering Report No. 2415400- RPT02-4 prepared by Exova Warringtonfire dated 16 February 2012	✓	
	Proposed: BCA Clause C3.15 AS/NZS 1668.1 - 2015 AS 1682.1 & 2 – 2015		✓
Fire Doors	Existing: AS/NZ 1905.1 Part BCA C3.4 & C3.11 BCA Spec. C3.4	✓	
	BCA Clause C3.5, C3.7 AS 1905.1 – 2015		✓
Fire Hydrant Systems	Existing: AS 2419.1 AS2419.2 Part E1.3	✓	
	Proposed: Clause E1.3 AS 2419.1 – 2005		✓
Fire Seals	Existing: BCA Part C3.15, Spec. C3.15 AS 1530.4 & AS 4072.1	✓	
	Proposed: BCA Clause C3.15 AS 1530.4 – 2014 AS 4072.1 – 2005 Manufacturer's Specification		✓
Fire Hose Reel Systems	Existing: AS 2441 AS 1221 BCA Part E1.4	✓	
	Proposed: BCA Clause E1.4 AS 2441 – 2005		✓
Lightweight Construction	Existing: AS1530.4 BCA Part C1.8, Spec. C1.8	✓	
	Proposed: BCA Clause C1.8 AS 1530.4 – 2014		
Manual Call Points	Existing: BCA Spec. E2.2a AS 1670.1 – 2004	✓	
	Proposed: BCA Spec. E2.2a AS 1670.1 – 2018		✓



Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
Mechanical Air Handling Systems	Existing: BCA Spec. E2.2 (b) BCA Part E2 AS/NZS 1668.1	✓	
	Proposed: BCA Clause E2.2, AS/NZS 1668.1 – 2015 AS 1668.2 – 2012		✓
Paths of Travel	Existing: EP&A Regulation 2000; Part 9 Div. 7 Fire Engineering Report No. 2415400- RPT02-4 prepared by Exova Warringtonfire dated 16 February 2012	✓	
	Proposed: EP & A Regulation Clause 186		✓
Portable Fire Extinguishers	Existing: BCA Part E1.6 AS 2444 & AS 1841 Fire Engineering Report No. 2415400- RPT02-4 prepared by Exova Warringtonfire dated 16 February 2012	✓	
	Proposed: BCA Clause E1.6 AS 2444 – 2001		✓
Smoke Doors	Existing: BCA Part C2.5 & D2.6; Spec. C3.4	✓	
Smoke Hazard Management System – Zone Smoke Control	Existing: BCA Spec. E2.2 (b) BCA Part E2 AS/NZS 1668.1	✓	
	Proposed: BCA Clause E2.2 AS/NZS 1668.1 - 2015 AS 1668.2 – 2012		✓
Wall-Wetting Sprinklers	Existing: AS 2118; Part C3.4 & BCA E1.5. BCA Spec. C1.5 Fire Engineering Report No. 2415400- RPT02-4 prepared by Exova Warringtonfire dated 16 February 2012	✓	
Warning & Operational Signs	Existing: Part C3.6 & BCA D2.23 & E3.3 Fire Engineering Report No. 2415400- RPT02-4 prepared by Exova Warringtonfire dated 16 February 2012	✓	
	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D2.23, D3.6		✓
Fire Safety & Emergency Evacuation Procedure	Existing: AS 3745; AS4083	✓	
	Proposed: AS 3745-2010		✓



Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
<p>Fire Engineering Report No. 2415400-RPT02-4 prepared by Exova Warringtonfire dated 16 February 2012</p> <ul style="list-style-type: none"> + The East Block Central Stairway is a non-required non-fire isolated stairway that serves between Levels 1 and 3 within a Class 9a building however it is located within the Class 5 and 7a parts. + The vertical separations between the windows in the elevations of East Block are not proposed to provide the spandrel or horizontal projection between the windows. A drencher glazed system is to be provided to some areas. + A drencher glazed system is to be provided to the window openings within the 120/120/120 FRL external wall of the link corridor to the east bloc, in lieu of external drenchers being provided to the window openings within the external walls of the north and south block that face each other. In addition, a drencher glazed system is to be provided to the window openings within the 120/120/120 FRL external wall of the light well to the ICU block, in lieu of external drenchers. + Egress from the Level 3 training area of North Block requires travelling via a non-fire-isolated stairway to a road or open space. The required non-fire-isolated stairway discharges more than 40m from a point of disperse to a road or open space. + Fire hose reel coverage is not provided to two small rooms in East Block, being the EQ storeroom and the Reloc. Anaes. Storeroom, due to these rooms containing fire doors and hose reel coverage is not permitted to pass through fire doors. However portable fire extinguishers will be provided outside these rooms. + It is proposed to delete the requirement for sprinkler coverage or zone smoke control for North Block as the Class 9a part is only two storeys. + The exit travel distances from operating theatre rooms 9,10,11 and 12 to East Block Level 2 are up to 14m to a point of choice of two exits. + A drencher glazed system is to be provided on both sides of the external glazing of the Chapel on South Block, in lieu of providing external drenchers to the window openings or fire rating the external wall of North Block wall of North Block. In addition, doors located within the external glazing are to be self-closing and loadbearing columns within the external wall are to have an FRL of 120/-/-. + The fire doors at Grid D-E/7-8 and Grid G-H/6-7 swing against the direction of egress in East Block. + Variations of the fire protection of mechanical ductwork on Level 3 & 4 plant rooms. 	<p>Fire Engineering Report No. 2415400-RPT02-4 prepared by Exova Warringtonfire dated 16 February 2012</p>	<p>✓</p>	
<p>Fire Engineering Report No. 268082-00 prepared by Arup dated 23 December 2021</p> <ul style="list-style-type: none"> + To permit door 5 on L3 to swing against the direction of egress 	<p>Fire Engineering Report No. 268082-00 prepared by Arup dated 23 December 2021</p>	<p>✓</p>	



BLACKETT
MAGUIRE+
GOLDSMITH

09 May 2022

The Director- General
The Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Sir / Madam,

**REFERENCE: DA NO. SSD8766 (AS MODIFIED)
NEPEAN HOSPITAL REDEVELOPMENT
35-65 DERBY STREET, KINGSWOOD NSW 2747
CROWN CERTIFICATION – STAGE 7**

Provided undercover for The Department's information a copy of the Stage Crown Certificate No. CRO-22044. This letter is notice that the following application for a Stage 7 Crown Certificate has now been approved for the proposed works comprising bicycle parking and end of trip facilities & Level 01 Back of House corridor extending from the Stage 1 Tower and adjoining the proposed East Block Pathology Department.

Applicant: Health Infrastructure
Subject Address: 35-65 Derby Street, Kingswood
Date Received: 22 April 2021
Date Determined: 09 May 2022

We have also enclosed a copy of the following for The Department's record:

- + Letter requesting the issue of Stage 7 Crown Certificate.
- + Fire Safety Schedule; and
- + Referenced documentation as indicated on the Stage 7 Crown Certificate.

We note that as this submission is for The Department's information only no payment has been provided.

If we have provided the approved documentation to you electronically on a USB storage device, we would like to advise you that this device is for transmittal purposes only and is not designed for long term storage, please transfer all documentation to a purpose designed form of storage media.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,

Adam Durnford
Associate Director
Blackett Maguire + Goldsmith Pty Ltd

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