

BCA CROWN CERTIFICATE REQUIREMENTS

To:	Hansen Yuncken Pty Ltd	PROJECT #	160346
ATTENTION:	Sasha Vuckovic	DATE:	16 April 2018
EMAIL:	svuckovic@hansenyuncken.com.au	PAGES:	7
FROM:	Michael Potts		
SUBJECT:	Dubbo Hospital – Stage 4 Main Works		

Dear Sasha,

Further to your request we have prepared the following list of items that will need to be addressed for the issue of the Crown Certificate for the construction and operation of the Dubbo Base Hospital Redevelopment Stage 4.

We note that staged Crown Certificates will be required as follows:

- + **S109R #1 Enabling:** Demolition and enabling work corridors
- + **S109R #2:** In-ground services and slab on ground
- + **S109R #3:** Remaining structure and civil works (including the road and carpark)
- + **S109R #4:** Balance of building work

We request that all documentation is supplied via **electronic package**, and named concurrent with the contents of the file (i.e. where a file relates to a DA Condition, the file is named “DA # - Document Name” and where a file relates to a Crown Certificate Document the file is name “CC # - Document Name”).

CROWN CERTIFICATE DOCUMENTATION

#	DOCUMENTATION	CC STAGE	DATE RECEIVED
ADMINISTRATIVE			
1.	A copy of the DA consent or Review of Environmental Factors (REF) for our records.	1	
2.	A copy of any S96 DA Consent		
3.	Complete and return the attached Crown Certificate application form.	2	
4.	Provide a copy of the current Annual Fire Safety Statement for the existing building listing all the existing fire safety measures.	4	5.12.18
ARCHITECTURAL			
5.	Site Survey Plan.	2	
6.	Bulk earthworks/excavation plans. The plans are to show the extent of excavation and RL's.	2	
7.	Concrete setout plan for the ground floor	2	
8.	Concrete setout plans and section through the building showing RL's of each floor level.	3	
9.	Crown Certificate architectural plans. The plans are to include: <ul style="list-style-type: none"> + Site Plan + Demolition Plan + Floor Plans + Elevations 	4	

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#	DOCUMENTATION	CC STAGE	DATE RECEIVED
	<ul style="list-style-type: none"> + Sections + Ceiling heights + FRL's of building elements 		
10.	Architectural design statement certifying that the plans submitted for Crown Certificate incorporate the relevant BCA requirements identified in the BM+G BCA Report.	2 + 3 + 4	
11.	Fire/Smoke compartment plans including: <ul style="list-style-type: none"> + Floor area of each fire and smoke compartment + Location of fire and smoke walls + Nominated fire ratings of fire/smoke walls + Fire/smoke wall details 	4	
12.	Architectural Specification.	3	
13.	A statement confirming whether any Aluminium Composite Panels (ACP) or 'sandwich' panels will be used in the elevations. Where proposed, the following details are required for each ACP that is specified: <ul style="list-style-type: none"> + A section through the wall showing how each ACP/sandwich panel will be used (i.e. forming part of external wall v. attachment to external wall). + A mark-up of elevations showing the extent to which each ACP/sandwich panel product will be used. + Test report for each specified ACP/sandwich panel showing combustibility and fire hazard properties. 	4	
STRUCTURAL			
14.	Design statement from an appropriately qualified structural engineer. The Structural design certificate must include reference to the following: <ul style="list-style-type: none"> + Relevant provisions of the BCA including (but not limited to : <ul style="list-style-type: none"> - BCA Section B - Nominate the Importance Level (BCA cl. B1.2) - Fire resisting construction (BCA Spec. C1.1) + Relevant Australian Standards + Relevant conditions of development consent + Any applicable Geotechnical Report + Fire Safety Engineering Report (where applicable) 	2 + 3	
15.	Certificate of structural adequacy from the structural engineer to the effect that the existing building structure is capable of withstanding the new loads to be imposed.	2	
STORMWATER/CIVIL			
16.	Design statement from an appropriately qualified Civil/Stormwater design consultant certifying that the civil / stormwater design complies with the relevant provisions of the BCA & relevant conditions of development consent.	2	
HYDRAULIC			
17.	Design statement from an appropriately qualified Hydraulic Services design consultant certifying that the hydraulic design complies with: <ul style="list-style-type: none"> + The relevant provisions of the BCA + Volume 3 of the NCC (Plumbing Code) + Relevant Australian Standards + Relevant conditions of development consent/REF + Fire Safety Engineering Report + BCA Section J and/or any relevant Section J or JV3 Report <i>Pro forma attached for consultant use.</i>	2+ 4	



#	DOCUMENTATION	CC STAGE	DATE RECEIVED
ELECTRICAL			
18.	Design statement from an appropriately qualified Electrical Services design consultant certifying that the electrical design complies with: <ul style="list-style-type: none"> + The relevant provisions of the BCA + Relevant Australian Standards + Fire Safety Engineering Report + BCA Section J and/or any relevant Section J or JV3 Report <i>Pro forma attached for consultant use.</i>	2 + 4	
MECHANICAL			
19.	Design statement from an appropriately qualified Mechanical Services design consultant certifying that the mechanical design complies with: <ul style="list-style-type: none"> + The relevant provisions of the BCA + Relevant conditions of development consent/REF + Relevant Australian Standards + Fire Safety Engineering Report + BCA Section J and/or any relevant Section J or JV3 Report <i>Pro forma attached for consultant use.</i>	4	
FIRE SERVICES			
20.	Design statement from an appropriately qualified Fire Services consultant certifying that the fire services design complies with: <ul style="list-style-type: none"> + The relevant provisions of the BCA + Relevant conditions of development consent + Fire Safety Engineering Report <i>Pro forma attached for consultant use</i>	4	
LIFTS/VERTICAL TRANSPORTATION			
21.	Design certification confirming that: <ul style="list-style-type: none"> + Lifts incorporate a Stretcher Facility complying with BCA clause E3.2. + Emergency Lift/s complies with BCA clause E3.4. 	3	
FIRE SAFETY ENGINEERING			
22.	A copy of fire engineered Alternative Solution Report.	4	
23.	A copy of the FEBQ incorporating FRNSW comments.	4	
24.	Initial Fire Safety Report (IFSR) issued by FRNSW (application to be lodged by BM+G where applicable). The following documentation (in electronic format) will be required to accompany the application for IFSR: <ul style="list-style-type: none"> + FEBQ formatted as per the standard FEBQ form and Fire Engineering Report + Letter from Fire Engineer confirming that the FER is consistent with the FEBQ + Fire services plans (including schematic diagrams and draft block plans of any hydrant and sprinkler systems) 	4	
ACCESS FOR PEOPLE WITH DISABILITIES			
25.	A copy of the Access Report relating to access for people with disabilities. The report is to address compliance with the BCA and the Disability (Access to Premises – Buildings) Standards.	4	
26.	Alternative Solution Report addressing any non-compliances with the BCA DTS provisions relating to access for people with disabilities.	4	



#	DOCUMENTATION	CC STAGE	DATE RECEIVED
ENERGY EFFICIENCY			
27.	Section J Compliance Report or JV3 Report (where applicable).	4	
28.	Section J External Glazing Calculators.	4	

DA/REF REQUIREMENTS

While not a pre-requisite for issue S.109R Crown Certificate, the following conditions of the Development Consent/REF are required to be address prior to commencement of relevant milestones of development.

DA CONDITION	REQUIREMENT	CC STAGE	DATE RECEIVED
A10	Provide evidence of payment for the Long Service Levy	<i>enab</i>	8.03.18
B3	Submission of a Heritage Archival Record of the George Hatch Building prepared by a suitably qualified person in accordance with the guideline <i>Photographic Recording of Heritage Items using Film or Digital Capture</i> to Council and the Heritage Branch of OEH	<i>enab</i>	8.03.18
B4	Submission of a heritage interpretation strategy for the George Hatch Building has been prepared in consultation with Council and must include banded brick and rendered markers on the alignment in the area where the George Hatch Building once stood	<i>enab</i>	8.03.18
B6	Prior to commencing works on the Cobbora Road roundabout upgrade, a formal agreement in the form of a Works Authorisation Deed (WAD) is required between the Applicant and RMS	3	
B7	Provide evidence that there has been contact with RMS's Field Traffic Manager to determine if a Road Occupancy Licence (ROL) is required. If a ROL is required, the Applicant is to obtain the ROL prior to works commencing within three metres of the travel lanes in Cobbora Road.	3	
B8	Design Statement stating that the building materials used on the facades of the buildings to have a maximum normal specular reflectivity of visible light of 20 per cent and designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers.	4	
B9	Design Statement stating that all outdoor lighting comply with AS1158.3.1:2005 and AS4282-1997	3 + 4	
B11	Plans and a design statement detailing soil erosion and sediment control measures are designed in accordance with the document <i>Managing Urban Stormwater – Soils & construction Volume 1 (2004)</i> by Landeom	<i>enab</i>	18.01.18
B12	Provide a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings, infrastructure and roads within the site	<i>enab</i>	8.03.18
B13	Design statement and plans for structural works prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: a) the relevant clauses of the NCC; and b) the development consent	2 + 3	
B14	Design statement and plans demonstrating compliance with the following traffic and parking requirements:	4	



DA CONDITION	REQUIREMENT	CC STAGE	DATE RECEIVED
	a) all vehicles should enter and leave the subject site in a forward direction. In the event that site constraints do not permit heavy rigid vehicles to enter and leave in a forward direction, then all reversing movements should be undertaken under the control of certified traffic controllers to ensure public safety when vehicles are reversing; b) the layout of the proposed car parking areas that form part of this consent should be in accordance with AS/NZS 2890.6:2009 & AS/NZS 2890.2-2002 c) all demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping; d) appropriate pedestrian advisory signs are to be provided at the egress from the car park; e) all works/regulatory signposting associated with the proposed development will be at no cost to the relevant roads authority; and f) the swept path of the longest vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with AUSTROADS.		
B15	Design statement and plans demonstrating compliance with the following bicycle parking requirements : a) the provision of a minimum eight bicycle spaces; b) the layout, design and security of bicycle facilities complying with the minimum requirements of AS 2890.3, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) appropriate pedestrian and cyclist advisory signs are to be provided; and d) all works/regulatory signposting associated with the proposed developments will be at no cost to the relevant roads authority	4	
B16	Design statement stating that the noise mitigation recommendations in the Dubbo Health Services Noise Impact Assessment prepared by Wood & Grieve Engineers, dated 19 July 2017 have been incorporated in the design to adequately meet the project specific noise levels identified in the report.	enab	9.02.18
B17	Design statement for all mechanical ventilation systems in accordance with Part F4.5 of the NCC and must comply with AS 1668.2 and AS 3666	4	
B18	Design statement of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance with the requirements of Council	2	
B19	Design statement for the storage and handling of waste. The storage area(s) must: a) ensure all internal walls of the storage area are rendered to a smooth surface, coved at the floor/wall	3	
B20	Design statement for all roads and traffic facilities (vehicle crossings) to meet the requirements of Council and the RMS and obtain the necessary permits and approvals from the relevant road authority.	3	
B21	Provide a copy of the Construction Environmental Management Plan that addresses items i) to xi) of this condition 1. 24 hour contact details of the site manager	enab	8.03.18



DA CONDITION	REQUIREMENT	CC STAGE	DATE RECEIVED
	2. Detail on compliance with AS4282:1997 as relevant to external lighting 3. Detail on an Unexpected Finds Protocol (UFP)		
B22	Provide a copy of the Construction Noise and Vibration Management Plan that addresses items i) to xiii) of this condition	enab	22.02.18
B23	Provide a copy of the Construction Waste Management Plan prepared by a suitably qualified person in consultation with Council, addressing the following matters: i. recycling of demolition materials including concrete; and ii. removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines	enab	22.02.18
B24	Provide a copy of the Construction Traffic and Pedestrian Management Plan prepared by a suitably qualified person in consultation with Transport for NSW, RMS and Council and including items i) to x) of this condition	enab	7.03.18
B25	Prior to the commencement of works, or as otherwise agreed by the Secretary, the following must be made available for community enquiries and complaints for the duration of construction: a) a toll-free 24 hour telephone number(s) on which complaints and enquiries about the application may be registered; b) a postal address to which written complaints and enquiries may be sent; and c) an email address to which electronic complaints and enquiries may be transmitted.	enab	8.03.18
B26	A Complaints Management System must be prepared before the commencement of any construction works and be implemented and maintained for the duration of these works. The Complaints Management System must include a Complaints Register to be maintained recording information on all complaints received about the development during the carrying out of any construction works.	enab	8.03.18
B27	Provide a copy of the Pre-Construction Compliance Report prepared and submitted to the Secretary for information before the commencement of construction works	enab	8.03.18
B28	Evidence of negotiation with the utility authorities in connection with the relocation and/or adjustment of the services affected by the construction of the building structure	2	
B29	Evidence of advice obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	2	

Note: The above summary does not elaborate on the requirements of all the DA Conditions and in this regard we request that the Crown, Head Contractor and consultants ensure that they have reviewed and are familiar with all other conditions relevant to their respective disciplines.



We trust the above information is of assistance and should you wish to discuss please do not hesitate to contact me on 9211 7777 or by email.

Regards

Michael Potts
Senior Building Surveyor
Blackett Maguire + Goldsmith

ATTACHMENTS

- + S109R Crown Application Form
- + Design Statement Pro forma