



**BCA CROWN CERTIFICATE**

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

<b>CERTIFICATE No.:</b>	CRO-18145
<b>DATE OF CERTIFICATE:</b>	03 September 2019
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 1 DP 1114090
Address	35-65 Derby Street KINGSWOOD NSW 2747
<b>LOCAL GOVERNMENT AREA:</b>	Penrith City Council
<b>APPLICANT:</b>	
Name	Adrian Timp
Company	Health Infrastructure
Address	Level 14, 77 Pacific Highway NORTH SYDNEY NSW 2060
Phone/Email	Mobile: 0459 867 006
Email	Email: <a href="mailto:adrian.timp@health.nsw.gov.au">adrian.timp@health.nsw.gov.au</a>
<b>OWNER:</b>	
Name	Nepean Blue Mountains Local Health District
Address	Derby Street KINGSWOOD NSW 2747
Phone / Fax	Phone: (02) 4732 2441 Fax: (02) 4734 3737
<b>PLANNING APPROVAL (WHERE APPLICABLE):</b>	
Development Consent No.:	SSD 8766, SSD 8766 MOD 1 & SSD 8766 MOD 3
Date of Determination	25 February 2019, 25 June 2019 & 14 August 2019
<b>DESCRIPTION OF DEVELOPMENT:</b>	Stage 2 works comprising: <ul style="list-style-type: none"><li>+ In-ground services;</li><li>+ Installation of In-situ concrete structural works on Levels 00 to Level 14 including the construction of columns, walls and suspended slabs and the fire isolated lift, stairway and service riser shafts</li><li>+ Installation of Blockwork associated with structural activities</li><li>+ Installation of Structural steel</li><li>+ Installation of the roof structure of the building</li></ul>
<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:**

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

SIGNATURE

Accredited Certifier in NSW  
Accreditation No.

As listed in Schedule 2

David Blackett  
BPB0032

Date: 03/09/2019



## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION

+ Architectural Plans prepared by BVN:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
NHR-BVN-DRW-ARC-TB1-31B-0010001	F	02.08.2019	NHR-BVN-DRW-ARC-TB1-31B-0020001	F	02.08.2019
NHR-BVN-DRW-ARC-TB1-31B-0030001	D	27.06.2019	NHR-BVN-DRW-ARC-TB1-31B-0110001	B	25.06.2019
NHR-BVN-DRW-ARC-TB1-31B-0120001	B	25.06.2019	NHR-BVN-DRW-ARC-TB1-31B-0210001	B	25.06.2019
NHR-BVN-DRW-ARC-TB1-31B-0220001	B	25.06.2019	NHR-BVN-DRW-ARC-TB1-31B-0310001	B	25.06.2019
NHR-BVN-DRW-ARC-TB1-31B-0320001	B	25.06.2019	NHR-BVN-DRW-ARC-TB1-31B-0410001	B	25.06.2019
NHR-BVN-DRW-ARC-TB1-31B-0420001	B	25.06.2019	NHR-BVN-DRW-ARC-TB1-31B-0510001	B	25.06.2019
NHR-BVN-DRW-ARC-TB1-31B-0520001	B	25.06.2019	NHR-BVN-DRW-ARC-TB1-31B-0610001	B	25.06.2019
NHR-BVN-DRW-ARC-TB1-31B-0620001	B	25.06.2019	NHR-BVN-DRW-ARC-TB1-31B-0710001	B	25.06.2019
NHR-BVN-DRW-ARC-TB1-31B-0720001	B	25.06.2019	NHR-BVN-DRW-ARC-TB1-31B-0810001	B	25.06.2019
NHR-BVN-DRW-ARC-TB1-31B-0820001	B	25.06.2019	NHR-BVN-DRW-ARC-TB1-31B-0910001	B	25.06.2019
NHR-BVN-DRW-ARC-TB1-31B-0920001	B	25.06.2019	NHR-BVN-DRW-ARC-TB1-31B-1010001	B	25.06.2019
NHR-BVN-DRW-ARC-TB1-31B-31B-1020001	B	25.06.2019	NHR-BVN-DRW-ARC-TB1-31B-31B-1110001	B	25.06.2019
NHR-BVN-DRW-ARC-TB1-31B-31B-1120001	B	25.06.2019	NHR-BVN-DRW-ARC-TB1-31B-1210001	B	25.06.2019
NHR-BVN-DRW-ARC-TB1-31B-1220001	B	25.06.2019	NHR-BVN-DRW-ARC-TB1-31B-1310001	B	25.06.2019
NHR-BVN-DRW-ARC-TB1-31B-1320001	B	25.06.2019	NHR-BVN-DRW-ARC-TB1-31B-1410001	B	25.06.2019
NHR-BVN-DRW-ARC-TB1-31E-NL00101	E	17.07.2019	NHR-BVN-DRW-ARC-TB1-31E- NL00101	C	17.07.2019
NHR-BVN-DRW-ARC-TB1-31E- NL00103	D	17.07.2019	NHR-BVN-DRW-ARC-TB1-31BE- NL00104	C	17.07.2019
NHR-BVN-DRW-ARC-TB1-31E- NL00105	C	17.07.2019	NHR-BVN-DRW-ARC-TB1-31BE- NL00106	C	17.07.2019
NHR-BVN-DRW-ARC-TB1-31E- NL00107	C	17.07.2019	NHR-BVN-DRW-ARC-TB1-31BE- NL00108	C	17.07.2019
NHR-BVN-DRW-ARC-TB1-31E- NL00111	D	17.07.2019	NHR-BVN-DRW-ARC-TB1-31E- NL00112	C	17.07.2019



NHR-BVN-DRW-ARC-TB1-31E- NL00113	D	17.07.2019	NHR-BVN-DRW-ARC-TB1-31E- NL00114	C	17.07.2019
NHR-BVN-DRW-ARC-TB1-31E- NL00121	B	17.07.2019	NHR-BVN-DRW-ARC-TB1-31E- NL00122	B	17.07.2019
NHR-BVN-DRW-ARC-TB1-31E- NL00123	B	17.07.2019	NHR-BVN-DRW-ARC-TB1-31E- NL00124	B	17.07.2019
NHR-BVN-DRW-ARC-TB1-31E- NL00125	B	17.07.2019	NHR-BVN-DRW-ARC-TB1-31E- NL00126	B	17.07.2019
NHR-BVN-DRW-ARC-TB1-31E- NL00127	B	17.07.2019	NHR-BVN-DRW-ARC-TB1-31E- NL00128	B	17.07.2019
NHR-BVN-DRW-ARC-TB1-31E- NL00129	B	17.07.2019	NHR-BVN-DRW-ARC-TB1-31E- NL00130	B	17.07.2019
NHR-BVN-DRW-ARC-TB1-31E- NL00131	B	17.07.2019	NHR-BVN-DRW-ARC-TB1-31E- NL00132	B	17.07.2019
NHR-BVN-DRW-ARC-TB1-31E- NL00135	B	17.07.2019	NHR-BVN-DRW-ARC-TB1-31E- NL00136	B	17.07.2019
NHR-BVN-DRW-ARC-TB1-31E- NL00137	B	17.07.2019	NHR-BVN-DRW-ARC-TB1-31E- NL00138	B	17.07.2019
NHR-BVN-DRW-ARC-TB1-31B-1420001	B	25.06.2019	NHR-BVN-DRW-ARC-TB1-40C- NL00001	F	29.07.2019
NHR-BVN-DRW-ARC-TB1-40C- NL00002	F	29.07.2019	NHR-BVN-DRW-ARC-TB1-40C- NL00003	F	02.08.2019
NHR-BVN-DRW-ARC-TB1-40C- NL00004	F	02.08.2019	NHR-BVN-DRW-ARC-TB1-40C- NL00005	F	02.08.2019
NHR-BVN-DRW-ARC-TB1-40D- NL00001	B	02.08.2019	NHR-BVN-DRW-ARC-TB1-40D- NL00002	B	02.08.2019
NHR-BVN-DRW-ARC-TB1-40D- NL00003	B	02.08.2019	NHR-BVN-DRW-ARC-TB1-40D- NL00004	B	02.08.2019
NHR-BVN-DRW-ARC-TB1-40D- NL00005	B	02.08.2019	NHR-BVN-DRW-ARC-TB1-40D- NL00006	B	02.08.2019
NHR-BVN-DRW-ARC-TB1-40D- NL00007	B	02.08.2019			

+ Other documents relied upon:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Letter requesting the issue of a Stage 2 Crown Certificate	CPB Contractors Pty Limited	19 August 2019
2.	Structural Design Statement	Bonnaci Group (NSW) Pty Ltd	12 August 2019
3.	Civil Design Statement	Bonacci Group Pty Ltd	18 August 2019
4.	Hydraulic Design Statement	AXIS Consulting Services	15 August 2019
5.	Electrical Design Statement	Star Electrical Co. Pty Ltd	13 August 2019
6.	Fire Services Design Statement	Force Fire	13 June 2019



7.	Medical Gas Design Statement	Hoslab Projects Pty Ltd	9 August 2019
8.	Pneumatic Tube Design Statement	Lamson Concepts Pty Ltd	16 August 2019
9.	Aviation Report: Nepean Hospital and Integrated Ambulatory Services Development	AviPro	10 March 2019
10.	Aviation Report – Development Consent SSD 8766 Requirement B44	AviPro	10 March 2019
11.	Aviation Report – Development Consent SSD 8766 Requirement B45	AviPro	10 March 2019
12.	Connection of Load Application Ref: DBL2334 – 2018/03059/001	Endeavour Energy	24 July 2019
13.	Connection of Load Application Ref: ULL2663 – 2017/01583/001	Endeavour Energy	20 December 2019
14.	Long Service Levy Receipt No. 00393270	Long Service Corporation	20 August 2019
15.	Long Service Levy Receipt No. 00394907	Long Service Corporation	2 September 2019
16.	Sydney Water Notice of Requirements (Case No. 168855)	Sydney Water Corporation	5 June 2019
17.	Letter confirming compliance with the relevant conditions of the Development Consent No. SSD 8766	CPB Contractors Pty Limited	3 September 2019
18.	Statement confirming payment into Biodiversity Conservation Fund for an offset obligation	NSW Biodiversity Conservation Trust	6 June 2019



## SCHEDULE 2

### CONDITIONS OF BCA CROWN CERTIFICATE

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

1. This Stage 2 Crown Certificate does not certify compliance with the Conditions of the Development Consent No. SSD 8766 dated 25 February 2019. 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 2 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 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*

<b>ADDRESS:</b>	35-65 Derby Street, Kingswood
<b>OWNER</b>	Nepean Blue Mountains Local Health District
<b>BCA CROWN CERTIFICATE NO.:</b>	CRO-18117

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	AS1670.3 – 2004		✓
Automatic Fail Safe Devices	BCA Clause D2.21		✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a AS 1670.1 - 2018		✓
Automatic Fire Suppression System	BCA Spec. E1.5 AS2118.1 – 2017		✓
Emergency Lighting	BCA Clause E4.4 AS 2293.1 - 2018		✓
Emergency Lifts	BCA Clause E3.4 AS 1735.2 - 2001		✓
Emergency Evacuation Plan	AS 3745 - 2002		✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 AS 2293.1 – 2018		✓
Fire Dampers	BCA Clause C3.15 AS 1668.1 - 2015 AS 1682.1 & 2 – 2015		✓
Fire Doors	BCA Clause C2.12, C2.13, C3.5, C3.8 AS 1905.1 – 2005		✓
Fire Hose Reels	BCA Clause E1.4 AS 2441 – 2005		✓
Fire Hydrant Systems	Clause E1.3		✓



Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
	AS 2419.1 - 2005		
Fire Seals	BCA Clause C3.15 AS 1530.4 – 2005 AS 4072.1 – 2005		✓
Fire Walls	BCA Spec. C1.1		✓
Lightweight Construction	BCA Clause C1.8 AS 1530.3 – 1999		✓
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		✓
Pressurisation Systems (Fire Isolated Stairways and associated Passageways)	BCA Clause E2.2 AS/NZS 1668.1 - 2015 AS 1668.2 – 2012		✓
Required Exit Doors (power operated)	BCA Clause D2.19(d)		✓
Smoke Dampers	AS/NZS 1668.1 - 1998		✓
Smoke Doors	BCA Spec. C3.4 & C2.5		✓
Smoke Walls	BCA Spec. C2.5		✓
Smoke Hazard Management System – Zone Smoke Control System	BCA Clause E2.2 AS/NZS 1668.1 - 2015 AS 1668.2 – 2012		✓
Sound System & Intercom System for Emergency Purposes	BCA Clause E4.9 AS 1670.4 - 2004		✓
Wall-Wetting Sprinklers	BCA Clause C3.4 AS 2118.2 – 2010		✓
Warning & Operational signs	Section 183 of the EP & A Regulations 2000, AS 1905.1 - 2005, BCA Clause D2.23.		✓





BLACKETT  
MAGUIRE+  
GOLDSMITH

03 September 2019

The General Manager  
Penrith City Council  
P O Box 60  
PENRITH NSW 2751

Dear Sir / Madam,

**REFERENCE: DA NO. SSD 8766 (AS MODIFIED)  
NEPEAN BLUE MOUNTAINS HOSPITAL  
35-65 DERBY STREET, KINGSWOOD NSW 2747  
CROWN CERTIFICATION – STAGE 2**

Provided undercover for Council's information is a copy of the Stage 2 Crown Certificate No. CRO-18117. This letter is notice that the following application for a Crown Certificate has now been approved for the proposed Stage 2 Crown Works comprising:

- + In-ground services;
- + Installation of In-situ concrete structural works on Levels 00 to Level 14 including the construction of columns, walls and suspended slabs and the fire isolated lift, stairway and service riser shafts
- + Installation of Blockwork associated with structural activities
- + Installation of Structural steel
- + Installation of the roof structure of the building

Applicant: Health Infrastructure  
Subject Address: 35-65 Derby Street, Kingswood  
Date Received: 19 August 2019  
Date Determined: 04 May 2019

We have also enclosed a copy of the following for Councils record:

- + Letter requesting the issue of the Stage 2 Crown Certificate
- + Fire Safety Schedule; and
- + Referenced documentation as indicated on the Stage 2 Crown Certificate.

We note that as this submission is for Council'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@bplusg.com.au



03 September 2019

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD8766 (AS MODIFIED)  
NEPEAN BLUE MOUNTAINS HOSPITAL  
35-65 DERBY STREET, KINGSWOOD NSW 2747  
CROWN CERTIFICATION – STAGE 2**

Provided undercover for The Department's information a copy of the Crown Certificate No. CRO-18117. This letter is notice that the following application for a Crown Certificate has now been approved for the proposed Stage 1 Early Works comprising:

- + In-ground services;
- + Installation of In-situ concrete structural works on Levels 00 to Level 14 including the construction of columns, walls and suspended slabs and the fire isolated lift, stairway and service riser shafts
- + Installation of Blockwork associated with structural activities
- + Installation of Structural steel
- + Installation of the roof structure of the building

Applicant: Health Infrastructure  
Subject Address: 35-65 Derby Street, Kingswood  
Date Received: 19 August 2019  
Date Determined: 03 September 2019

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

- + Letter requesting the Stage 2 Crown Certificate;
- + Fire Safety Schedule; and
- + Referenced documentation as indicated on the Stage 2 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**