



BCA Crown Certificate

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

Certificate No.	CRO-23045
Date of Certificate	19 June 2023
+ Subject Land	
Lot + DP	Lot 1 DP 1114090
Address	35-36 Derby Street, Kingswood NSW 2747
Local Government Area	Penrith City Council
+ Applicant	
Name	Joseph Romeo
Company	Health Infrastructure
Address	1 Reserve Road, St Leonards NSW 2065
Phone	0467 776 209
Email	joeph.romeo@health.nsw.gov.au
+ Owner	
Name	Nepean and Blue Mountains Local Health District
Address	Nepean Hospital, Derby Street, Penrith NSW 2750
Phone	02 4734 2000
+ Description of Development	
Description	<p>The proposed Stage 2 redevelopment works of Nepean Hospital include:</p> <ul style="list-style-type: none">+ Demolition of parts of the existing North Block, the Total Asset Management facility and other satellite buildings.+ Construction of a new seven storey health services building with an additional 78 overnight/in-patient beds.+ Reconfiguration of the loading dock area and back-of-house functions.+ Landscaping and other associated public domain and infrastructure works, including off-campus high voltage feeder upgrade.+ Barber Avenue upgrade and construction of new access road to the forecourt, port cochere and front-of-house area. <p>This Stage 1 Crown Certificate relates to the following scope of works:</p> <ul style="list-style-type: none">+ Demolition of Existing North Block (to accommodate new tower footprint), Doctors Accommodation building, Hope Cottage building and Cancer Care Walkway.+ Site clearing, excluding trees already approved for removal in Stage 1 SSD Consent. <p>1. This staged BCA Crown Certificate has been issued for the building works described above only. Separate BCA Crown Certificate/s will be required prior to commencement of any subsequent works.</p> <p>2. This BCA Crown Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</p>
BCA Classification	Class 3, 5, 9a & 9b
Applicable BCA	NCC 2019 Amendment 1
Development Consent	Consent Number: SSD-16928008 Date: 09 December 2022
Statutory Certification	<i>Pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979, Blackett Maguire + Goldsmith Pty Ltd (RBC00004) hereby certifies that the building works have been designed in accordance with the Building Code of Australia 2019 Amendment 1, subject to the attached Conditions.</i>
Referenced Documentation	Refer to Schedule 1
Conditions and Exclusions	Refer to Schedule 2
Fire Safety Schedule	Refer to Schedule 3

+ Details of Crown Certifier

Crown Certifier Blackett Maguire + Goldsmith Pty Ltd
Registration Number RBC00004
Signature

Date: 19 June 2023

Signed on Behalf of BM+G David Blackett
 Registration Number: BDC0032

Liability limited by a scheme approved under Professional Standards Legislation

+ Schedule 1 – Schedule of Documentation

Referenced Plans

+ Architectural Plans prepared by BVN Architecture Pty Ltd

+ Drawing Number	+ Rev	+ Date
NHR-BVN-DRW-ARC-NBL- 21B-0000001	1	29.11.2022

Documentation Relied Upon

In conjunction with the approved plans and specifications the following documentation was relied upon in issuing the BCA Crown Certificate:

+ Documentation:

+ Item	+ Documentation	+ Prepared by	+ Date
1.	Crown Certificate Application Form	Health Infrastructure	05 June 2023
2.	Letter requesting the issue of the Stage 1 Crown Certificate	CPB Contractors Pty Ltd	13 June 2023
3.	Nepean Hospital Redevelopment Stage 2 Staging Report	WolfPeak Pty	03 April 2023
4.	Approval of Staging Report	Department of Planning and Environment	29 May 2023
5.	Structural Design Statement / Certificate of Structural Adequacy	ACOR Consultants	15 June 2023
6.	Construction Environmental Management Plan	CPB Contractors	13 June 2023
7.	Construction Waste Management Sub - Plan	CPB Contractors	13 June 2023
8.	Asbestos Management Plan	JBS&G	09 September 2022
9.	Pre-Demolition Hazardous Buildings Material Survey	JBS&G	31 October 2022
10.	Construction Noise and Vibration Management Sub Plan	Acoustic Logic	08 June 2023
11.	Construction Traffic and Pedestrian Management Plan	ptc.	07 June 2023
12.	Dilapidation Report	Craigmar Consulting Pty Ltd	17 August 2022
13.	Demolition Work Plan	Nass	14 June 2023

14.	Traffic Design Statement - DA Condition No.27	ptc.	13 June 2023
15.	Traffic Statement Design Statement – DA Condition Nos. B16, B19 & B20	ptc.	14 June 2023
16.	Statement confirming compliance with DA Condition Nos. B6, B7, B8	CPB Contractors Pty Ltd	14 June 2023
17.	Statement confirming compliance with DA Condition No. B4	CPB Contractors Pty Ltd	14 June 2023
18.	Email correspondence - Helicopter Operations Review	AviPro	05 June 2023
19.	Tower Crane Location Mark Up	Titan Group of Companies	20 June 2022
20.	Erosion and Sedimentation Control Drawings	ptc.	16 May 2023
21.	Site Survey Plans	Veris	21 December 2021

+ Schedule 2 – Conditions and Exclusions

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

1. This Crown Certificate does not certify compliance with the Conditions of the Development Consent No. SSD 16928008 dated 09 December 2022. 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 1 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.
10. The Fire Safety Engineer 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.
11. The Access Consultant 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

Owner	Nepean and Blue Mountains Local Health District
Subject Property	Nepean Hospital 35-36 Derby Street, Kingswood NSW 2747
BCA Crown Certificate No.	CRO-23045

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, is deemed to be the current fire safety schedule for the building.

Schedule – North Block

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
Access Panels, Doors & Hoppers to Fire-Resisting Shafts	Part C3.13 & C3.15 AS 1530.4; AS 4072.1	✓	
Automatic Fail-Safe Devices	BCA C3.6, Spec. C3.4 BCA Clause D2.21	✓	
Automatic Fire Detection and Alarm Systems	BCA Spec. E2.2a AS 1670 - 1995 AS 1670.1 – 2018	✓	
Automatic Fire Suppression Systems	BCA Spec. E1.5 AS 2118.1 – 2017 Fire Engineering Report No. Arup-RPT-NepeanStage2-Northblock-FER-001 prepared by Arup Australia Pty Ltd dated 09 September 2022	✓	
Emergency Lifts	BCA Clause E3.3 AS 1735.2 – 2001	✓	
Emergency Lighting	BCA E4.2 & E4.4 AS 2293.1 – 2005 AS 2293.1 – 2018	✓	
Emergency Evacuation Plan	AS 3745 – 2010	✓	
Emergency Warning and Intercommunication Systems	BCA Clause E4.9 AS 2220.1 & AS 2220.2 AS1670.4 - 2018	✓	
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 AS 2293.1 – 2005 AS 2293.1 – 2018	✓	
Fire Blankets	AS 3504 – 2006 AS 2444 - 2001	✓	
Fire Dampers	BCA Clause C3.15 AS/NZS 1668.1 – 1998 AS1668.2 – 1991 AS1682.1 – 1990	✓	

	<p>AS 1682.2 - 1990 AS 1668.1 – 2015 AS 1682.1 & 2 – 2015 Manufacturer’s Specification</p>		
Fire Doors	<p>BCA C3.4, C3.5 & C3.7 AS/NZ 1905.1 - 1997 AS 1905.1 – 2005 AS 1905.1 – 2015 Manufacturer’s Specification</p>	✓	
Fire Hose Reel Systems	<p>BCA Clause E1.4 AS 2441 - 1995 AS 2441 – 2005 Fire Engineering Report No. Arup-RPT-NepeanStage2-Northblock-FER-001 prepared by Arup Australia Pty Ltd dated 09 September 2022</p>	✓	
Fire Hydrant Systems	<p>BCA clause E1.3 AS 2419.1 - 1995 AS 2419.1 – 2005 Fire Engineering Report No. Arup-RPT-NepeanStage2-Northblock-FER-001 prepared by Arup Australia Pty Ltd dated 09 September 2022</p>	✓	
Fire Seals Protecting Openings in Fire-Resisting Components of the Building	<p>BCA Clause C3.15 AS 1530.4 – 2014 AS 4072.1 – 2005 Manufacturer’s Specification Fire Engineering Report No. Arup-RPT-NepeanStage2-Northblock-FER-001 prepared by Arup Australia Pty Ltd dated 09 September 2022</p>	✓	
Lightweight Construction	<p>BCA Clause C1.8 AS 1530.4 – 2014 Manufacturer’s Specification</p>	✓	
Mechanical Air Handling Systems (Automatic Shutdown)	<p>BCA Clause E2.2 AS/NZS 1668.1 – 1998 AS1668.2 – 1991 AS1682.1 – 1990 AS 1682.2 - 1990 AS 1668.1 – 2015 AS 1668.2 – 2012</p>	✓	
Portable Fire Extinguishers	<p>BCA Clause E1.6 AS 2444 – 1995 AS 2444 – 2001 Fire Engineering Report No. Arup-RPT-NepeanStage2-Northblock-FER-001 prepared by Arup Australia Pty Ltd dated 09 September 2022</p>	✓	

Solid Core Doors	AS 2688, AS 2689 Part C3.11	✓	
Smoke Dampers	BCA Clause C3.15 AS/NZS 1668.1 – 1998 AS1668.2 – 1991 AS1682.1 – 1990 AS 1682.2 - 1990 AS 1668.1 – 2015 AS 1682.1 & 2 – 2015 Manufacturer’s Specification	✓	
Smoke Doors	BCA Spec. C3.4	✓	
Stand By Power Systems	BCA Spec. E1.8	✓	
Warning and Operational Signs	BCA Clause D2.23, D3.6 & Spec D3.6 Section 109 of the EP&A (DC&FS) Regulation 2021 AS 1905.1 – 2015 Fire Engineering Report No. Arup- RPT-NepeanStage2-Northblock- FER-001 prepared by Arup Australia Pty Ltd dated 09 September 2022	✓	
<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 block, 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. <p>In addition, a drencher glazed system is to be provided to the window openings within the 120/120/120 FRL external wall of</p>	<p>Fire Engineering Report No. 2415400-RPT02-4 prepared by Exova Warringtonfire dated 16 February 2012</p>	✓	

<p>the light well to the ICU block, in lieu of external drenchers.</p> <ul style="list-style-type: none"> + 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 store room and the Reloc. Anaes. Store room, 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. Arup-RPT-NepeanStage2-Northblock-FER-001 prepared by Arup Australia Pty Ltd dated 09 September 2022</p> <ul style="list-style-type: none"> + Omission of Spandrel Separation + Timber noggings in Fire and Smoke Walls 	<p>Fire Engineering Report No. Arup-RPT-NepeanStage2-Northblock-FER-001 prepared by Arup Australia Pty Ltd dated 09 September 2022</p>	<p>✓</p>	

<ul style="list-style-type: none"> + Protection of External Walls and Associated Openings + Omission of Insulation Rating to Water Filled Pipes + Extended Travel Distance between Alternative Exits + Discharge of Fire Isolated Stairway within the Confines of the Building + Door Swing against the Direction of Egress + Fire Hose Reel Coverage to Fire Separated Rooms + Omission of Sprinklers to LV/Comms Rooms and EDB Cupboards + Fire Control Centre located away from the Main Entrance of the Building + Fire Hydrant Sprinkler Booster located away from the Main Entrance of the Building + Protection between North Block and V Block (Stage 2 Tower 			
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