


BCA Crown Certificate

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

Certificate No.	CRO-25008	
Date of Certificate	30 January 2025	
+ Subject Land		
Lot + DP	Lot 10	DP 1281639
Address	86, Dunmore Road, Dunmore, NSW, 2529.	
Local Government Area	Shellharbour City Council	
+ Applicant		
Name	Mark Cahalin	
Company	Watpac Construction Pty Ltd	
Address	BESIX Watpac, Level 15, 210 George Street, NSW 2000	
Phone	0411 679 160	Email mcahalin@besixwatpac.com
+ Owner		
Name	Health Administration Corporation	
Address	1 Reserve Rd, St Leonards NSW 2065	
Phone	02 9978 5402	
+ Description of Development		
Description	<p>Crown Certificate #1a: In-ground services (including civil, hydraulic, electrical and fire service main, associated with the construction and operation of a new seven storey hospital</p> <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 9a	
Applicable BCA	National Construction Code 2022 Volume 1 – Building Code of Australia	
Development Consent	Consent Number: SSD-57064458	Date: 12 August 2024
Statutory Certification	Pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979, BM+G hereby certifies that the building works have been designed in accordance with the Building Code of Australia 2022, subject to the attached Conditions.	
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	BM PLUS G Pty Ltd	
Accreditation Number	RBC00037	
Signature		
Signed on Behalf of BM+G	Crown Certifier's Name:	Michael Potts
	Registration Number:	BDC2516
Liability limited by a scheme approved under Professional Standards Legislation		

+ Schedule 1 – Schedule of Documentation

Referenced Plans

+ Architectural Plans prepared by COX Architecture

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
SH-OO-CAS-AR-DG-11-99-0001	3	30.10.2024	SH-OO-CAS-AR-DG-11-99-0004	3	30.10.2024
SH-OO-CAS-AR-DG-11-99-0005	3	30.10.2024	SH-OO-CAS-AR-DG-11-99-0006	3	30.10.2024
SH-OO-CAS-AR-DG-11-99-0007	3	30.10.2024	SH-OO-CAS-AR-DG-13-99-0001	3	30.10.2024
SH-OO-CAS-AR-DG-13-99-0002	3	30.10.2024	SH-OO-CAS-AR-DG-41-99-0011	3	30.10.2024

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.	Electrical Services Design Certificate	Heyday5 Pty Ltd	07 January 2021
2.	Staging Report Rev. 2	BESIX Watpac	24 October 2024
3.	Hydraulic Services Design Certificate	AXIS Plumbing NSW Group Pty Ltd	28 January 2025
4.	Design Endorsement Certificate – fire hydrants	AXIS Plumbing NSW Group Pty Ltd	20 January 2021
5.	Fire Services Specification – Particulars - NSH-FI-SPE-002 Rev. 4	Arup Australia Pty Ltd	20 September 2023
6.	Fire Service Hydraulic Plans	AXIS Plumbing NSW Group Pty Ltd	15 January 2025

+ Schedule 2 – Conditions and Exclusions

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

1. No approval is given nor implied for the construction of works beyond the scope specifically approved by Crown Certificate #1 and #1a.
2. In relation to SSD condition B19, we have acknowledged that Heritage NSW advised they do not have capacity to review the condition at the present time. Provide evidence of Heritage NSW review of the Plan required by this condition when available.
3. This Crown Certificate does not certify compliance with the conditions of Development Consent. 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.
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 12 dated 7 May 2024.
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 BM+G.

6. Where there is any conflict between the Design Documentation and the advice provided by BM+G, the advice issued takes precedence unless approved by BM+G.
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 BM+G for review.
8. BM+G 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

Part 10 of the Environmental Planning and Assessment Act (Development Certification and Fire Safety) Regulation 2021.

Please note:

- + A fire safety Schedule must deal with the whole of the building not just part of the building.
- + Please complete all sections in full using CAPITAL LETTERS

Section 1: Location of building

Address (Street No., Street Name, Suburb and Postcode)

86, DUNMORE ROAD, DUNMORE, NSW, 2529.

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 10	DP 1281639	

Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

- ☒ Not applicable – Fire Safety Schedule is not being re-issued.
- ☐ Reissued Fire Safety Schedule (please state reason below)

Reason for Reissue of Schedule

- ☐ Original Schedule Lost or Destroyed ☐ Correction of errors or omissions.

Section 3: Reference Details (Section 78 of the Regulation)

Reference Type	Reference Number (if known)
DEVELOPMENT CONSENT	SSD-57064458

Section 4: Fire Safety Measures for the building – excluding Critical Fire Safety Measures (Section 79 of the Regulation)

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
Proposed (New or Modified including section 84(6) of the Regulation)		
1.	<i>To be developed in a later Crown Certificate</i>	

Details of Fire Safety Building Code of Australia (BCA) Performance Solutions Report(s)

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
<i>To be developed in a later Crown Certificate</i>		

Section 5: Critical Fire Safety Measures – where applicable to the building (Section 79 of the Regulation)

Note: A critical fire safety measure is one where the performance is verified at intervals of less than 12 months through the submission of a supplementary fire safety statement.

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
Proposed (New or Modified)		

1.		
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Section 6: Details of approved exemptions from compliance with BCA standards for a relevant fire safety system (Section 74 of the Regulation)

+ Item No.	+ Relevant fire safety measures	+ Description of exemption
1.		

Section 7: Name of authority or registered certifier issuing this schedule

Name Organisation (Business name)

MICHAEL POTTS BM PLUS G PTY LTD

Business Address (Street No., Street Name, Suburb and Postcode)

SUITE 2.01, 22-36 MOUNTAIN ST, ULTIMO NSW 2007

Registration Number (Where Applicable)

RBC00037 (BDC2516)

Date of Issue

30/01/2025