



BCA CROWN CERTIFICATE

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

CERTIFICATE No.:	CRO-20046
DATE OF CERTIFICATE:	04 June 2020
SUBJECT LAND:	
Lot & DP	Lot 205 DP 1206854, Lot 14 DP 261222, Lot 1012, DP 1017580
Address	Coffs Harbour Hospital 345 Pacific Highway COFFS HARBOUR NSW 2450
LOCAL GOVERNMENT AREA:	Coffs Harbour City Council
APPLICANT:	
Name	John Benjamin Leach
Company	CPB Contractors
Address	Level 2, 177 Pacific Highway North Sydney NSW 2060
Phone/Email	Phone: 0409 872 916 Email: ben.leach@cpbcon.com.au
OWNER:	
Name	NSW Health Infrastructure
Address	Level 14, 77 Pacific Highway North Sydney NSW 2060
Phone / Email	Phone: 0407 764 588 Email: sherrie.cowie@health.nsw.gov.au
PLANNING APPROVAL (WHERE APPLICABLE):	
DA / REF No. & Date of Determination:	SSD 8981 dated 28 February 2019 & SSD 8981 MOD 2 dated 1 December 2019.
DESCRIPTION OF DEVELOPMENT:	Stage 3 Crown Certificate – Kitchen refurbishment works <u>only</u> and to the exclusion of the link bridge and café works associated with the Expansions of the Coffs Harbour Hospital including; <ul style="list-style-type: none">• Construction of a new five storey clinical services building with a total gross floor area of 15,238m² and remainder of the refurbishment works to the existing Coffs Harbour Hospital main building A• Construction of a new ambulance bay• Landscaping and public domain works• Installation of business identification and wayfinding signage• Construction of a new bus stop• Ancillary infrastructure and services works.
BCA CLASSIFICATION:	Class 9a
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
RPR0032

Date: 04 June 2020

Address Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

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Broadway NSW 2007
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SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Approved Plans by McConnel Smith & Johnson Architects:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
CHH-MSJ-DRW-AR-MBA-04GF003	3	25.03.2020	CHH-MSJ-DRW-AR-MBA-05GF003	4	25.03.2020

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Application Form	CBP contractors	20 March 2020
2.	Design Statement- Architectural	McConnel Smith & Johnson Architects	15 April 2019
3.	Design Statement- Timber Structural Beams	CBP Contractors	20 March 2019
4.	Design Statement- Hydraulic Services	Aspen Hydraulics	22 May 2019
5.	Design Statement- Coffs Harbour Hospital	HVAC Australia	23 September 2019
6.	Design Statement- Hydraulic Services	Aspen Hydraulics	3 October 2019
7.	Design Statement- Fire Detection & Alarm System	Precision Fire Protection Services	17 March 2020
8.	Hydraulic Services Coverage Plan	McConnel Smith & Johnson Architects	10 October 2019
9.	Demolition Plan	McConnel Smith & Johnson Architects	26 November 2019
10.	Design Statement- Coffs Harbour Hospital Expansion Work	JNC Group Australia	25 March 2020
11.	Design Statement- Operation and Maintenance Manual	Taylor Thomson Whitting	12 November 2019
12.	Design Statement- Noise Management	CBP Contractors	19 March 2020
13.	Design Statement- Construction Pedestrian & Traffic Management Sub Plan	CBP Contractors	25 June 2019
14.	Design Statement- External Parking Demand Analysis	GTA Consultants	11 April 2019
15.	Flood Emergency Response Plan	NSW Health	July 2019
16.	Construction Environmental Management Plan	CPB Contractors	13 December 2019
17.	Construction Environmental Management Plan	CPB Contractors	13 December 2019
18.	Design Statement- Electrical Services	Stowe Australia	11 September 2019
19.	Construction Noise & Vibration Management Statement	CPB Contractors	14 June 2019
20.	Design Statement- Kitchen Australia Standards	CPB Contractors	24 March 2020
21.	Access Report Revision 5	iAccess	28 May 2020
22.	Annual Fire Safety Statement	Wormald	02 July 2017



SCHEDULE 2

CONDITIONS OF BCA CROWN CERTIFICATE

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

1. This Crown Certificate does not certify compliance with the conditions of SSDA 8981 (as modified). 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.
2. 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).
3. All building works associated with the subject development are to be carried out in accordance with the requirements of the Blackett Maguire + Goldsmith CD BCA Assessment Report Revision 1 dated 15 May 2020.
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. No approval is given nor implied for the construction of works beyond the scope specifically approved by the Stage 3 Crown Certificate. A subsequent Crown Certificate will need to be obtained prior to the commencement of works outside of the Stage 3 Crown Certificate scope.
7. 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.

8. 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.
9. 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.
10. 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.
11. All building works associated with the subject development are to be carried out in accordance with the requirements of the iAccess Consultants Access Report dated 28 May 2020 (ref: IAC-850). Additional information, amended design documentation and any required Performance Solutions addressing items in the aforementioned Accessibility Report are to be provided prior to the issuing of the Crown Certificate relating to the relevant works.
12. Copies of the relevant approval from services provided and/or Council is to be obtained prior to the commencement of the relevant works associated with the utilities on the site. Copies of the approvals, evidence that satisfactory arrangement are to be sent to BM+G.

Advisory Notes

1. Where the cost of works exceeds \$25,000, the Head Contractor is to ensure that they have addressed their obligations under the Building and Construction Industry Long Service Payment Act 1986.



SCHEDULE 3

FIRE SAFETY SCHEDULE

Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000

ADDRESS:	Coffs Harbour Hospital 345 Pacific Highway COFFS HARBOUR NSW 2450
OWNER	NSW Health Infrastructure
BCA CROWN CERTIFICATE NO.:	CRO-20046

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	New/ Altered
Emergency Lighting	Existing: BCA Part E4.2 & AS2293.1 – 1998 Proposed: BCA Part E4.2, E4.4 and AS2293.1-2005	✓	✓
Exit and Directional signage	Existing: BCA Part E4.5 & AS2293.1 - 1998 Proposed: BCA Part E4.5, E4.6 & E4.8 & AS2293.1 - 2005	✓	✓
Fire Hose reels	Existing: BCA Part E1.4 & AS2441 – 1988 New: BCA Part E1.4 & AS2441-2005	✓	✓
Portable Fire Extinguishers	Existing: BCA Part E1.6 & AS2444 – 1995 Proposed: BCA Part E1.6 & AS2444 – 2001	✓	✓
Fire Blankets	Existing: AS2444 – 1995 Proposed: AS2444 – 2001	✓	✓
Automatic Fail-Safe Devices	BCA Part D2.2.1	✓	
Automatic Fire Detection System	Existing: BCA Specification E2.2a & AS1670.1 – 1995 Proposed: BCA Part E2.2a & AS1670.1-2015	✓	✓
Fire Alarm Monitoring	AS1 670.3 - 2004	✓	
Emergency Evacuation	BCA Specification E2.2a & AS1670.1 – 1995	✓	
Procedures Fire Doors	BCA Part C3.S & AS1905.1 - 1997	✓	
Smoke Doors	BCA Specification C3.4	✓	
Mechanical Air Handling	Existing: BCA Part E2.2 & AS1668.1 – 1998 Proposed: BCA Part E2.2 & AS1668.1 -2015	✓	✓
Warning and Operational Signs	BCA Part D2.23 and EPA Act 2000 Part 9 Division 7	✓	
Wall wetting Drencher Systems	BCA Part C3.4 & AS2118.2 - 1995	✓	
Stand-by Power System	AS3009 - 1998	✓	
Fire Hydrant System	Existing: BCA Part E1.3 & AS24 19.1 – 1994 Proposed: BCA Part E1.3 & AS2419.1-2005	✓	✓
Access Panels doors and hoppers to fire rated shafts	BCA Part C3.13 & AS1905.1 - 1997	✓	
Fire Seals	BCA Part C3.I 5	✓	
Emergency Lifts	BCA Part E3.4 & AS1735 - 1997	✓	
EWIS	Existing: BCA Part E4.9 & AS2220.1 – 1993 Proposed: BCA Part E4.9 & AS1670.4 - 2015	✓	✓



Statutory Fire Safety Measure	Design / Installation Standard	Existing	New/ Altered
Fire Control Centre	BCA Specification E1.8	✓	
Fire Dampers	BCA Part C3.1.5 & AS1682.2 - 1990	✓	
Lightweight Construction	BCA Part Cl.8	✓	
Smoke Dampers	BCA Part E2.2 & AS1668.1 - 1998	✓	
Travel Distances - Renal	Robert Warrington Alternative Solution — 75 126. 1	✓	
Travel distances and separation of fire compartments CHHC	Stephen Grubits Alternative Solution 201 1/168 Rev R1.1	✓	
Smoke Reservoir above smoke doors EMU	Defire Alternative Solution SY120099 Rev R1.1 — 12/6/2012	✓	
Fire resistant wall between EMU and medical records and Western wall of meeting room.	BCA Part C2.5 (v)	✓	
Fire shutter between EMU and medical records and Western wall of meeting room.	BCA Specification C3.4	✓	
Evacuation Diagrams	Existing: AS3745 – 1995 Proposed: AS3745 - 2010	✓	✓

* Note the above schedule may be subject to change in the future as part of subsequent Crown Certificates and any proposed Fire Engineering Alternative Solutions.



SCHEDULE 4

INSPECTION REQUIREMENTS

REQUIRED INSPECTIONS

Please ensure that our office is contacted to undertake the following inspections throughout the construction program:

- + Completion of smoke proof walls prior to installation of ceiling.
- + Completion of fire rated walls prior to installation of ceiling.
- + Installation of concealed essential fire safety measures prior to covering.
- + Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.
- + After the building works has been completed.