



BCA CROWN CERTIFICATE

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

CERTIFICATE No.:	CRO-20069
DATE OF CERTIFICATE:	28 January 2021
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	Bradley Laurence Sugar
Company	CPB Contractors
Address	Level 2, 177 Pacific Highway NORTH SYDNEY, NSW 2060
Phone/Email	Phone: 0447 177 556 Email: brad.sugar@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 SSD 8981 MOD 3 dated 28 July 2020, SSD 8981 MOD 4 24 September 2020.
DESCRIPTION OF DEVELOPMENT:	Stage 5 Crown Certificate – Remaining building works associated with the construction of the new five storey clinical services building to the exclusion of the following: <ul style="list-style-type: none">- Rainwater Re-Use works DA#B27,- All outstanding items as per the conditions listed under Schedule 2 of this certificate
BCA CLASSIFICATION:	Class 6, 9a
REFERENCED DOCUMENTATION:	As listed in Schedule 1
STATUTORY CERTIFICATION:	
	<i>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.</i>
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 BDC 0032
	Date: 28 January 2021



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Approved Plans by McConnel Smith & Johnson Architects:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
CHH-MSJ-DRW-AR-CSB-4000002	5	2 November 2020	CHH-MSJ-DRW-AR-CSB-4000014	3	3 November 2020
CHH-MSJ-DRW-AR-CSB-4000003	6	20 November 2020	CHH-MSJ-DRW-AR-CSB-4000017	3	28 September 2020
CHH-MSJ-DRW-AR-CSB-4000004	3	20 November 2020	CHH-MSJ-DRW-AR-CSB-4000018	3	28 September 2020
CHH-MSJ-DRW-AR-CSB-4000005	3	28 September 2020	CHH-MSJ-DRW-AR-CSB-4000019	2	28 September 2020
CHH-MSJ-DRW-AR-CSB-4000006	4	30 October 2020	CHH-MSJ-DRW-AR-CSB-4000020	3	23 October 2020
CHH-MSJ-DRW-AR-CSB-4000007	4	30 October 2020	CHH-MSJ-DRW-AR-CSB-4000021	3	2 October 2020
CHH-MSJ-DRW-AR-CSB-4000009	6	20 November 2020	CHH-MSJ-DRW-AR-CSB-4300004	6	30 October 2020
CHH-MSJ-DRW-AR-CSB-4000010	4	30 October 2020	CHH-MSJ-DRW-AR-CSB-4700003	2	28 February 2020
CHH-MSJ-DRW-AR-CSB-4000012	2	30 October 2020	CHH-MSJ-DRW-AR-CSB-4700001	9	31 August 2020
CHH-MSJ-DRW-AR-CSB-4000013	4	21 October 2020			

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Application Form	CPB Contractors	16 November 2020
2.	Landscape Drawings	Site Image	15 November 2019
3.	Landscape Design Certification (Emergency Vehicle Access)	Site Image	02 December 2020
4.	Architectural Design Statement	Conrad Gargett	26 November 2020
5.	Civil Design Statement	Bonacci	14 November 2018
6.	Civil Design Certificate	Taylor Thomson Whitting (NSW)	19 July 2019
7.	No Timber Primary Building Elements	CPB Contractors	20 March 2020
8.	Hydraulic Services Design Statement	Aspen Hydraulics	30 November 2020
9.	Electrical Services Design Statement	Stowe	01 December 2020
10.	Fire Safety Endorsement	Precision Fire Protection Services	30 November 2020
11.	Hydraulic Service Design Intent Certificate	Aspen Hydraulics	28 June 2019
12.	Environmental Management Plan Rev. 05	CPB Contractors	13 December 2019
13.	Approval of Plan Strategy or Study	DPIE	06 November 2020
14.	Noise Management Compliance Statement	CPB Contractors	19 March 2020
15.	Bicycle Parking Spaces Compliance Statement	Conrad Gargett	26 November 2020
16.	Noise & Vibration Management Compliance Statement	CPB Contractors	14 June 2019
17.	VENM Import Material Compliance Statement	The Bayrange Group	05 December 2019
18.	Seepage & Rainwater Compliance Statement	CPB Contractors	14 June 2019
19.	Structural Design Certificate	Taylor Thomson Whitting (NSW)	01 December 2020
20.	Civil Design Certificate – Engineering Design Statement	Taylor Thomson Whitting (NSW)	11 December 2020
21.	FH Coverage Plan	Aspen Hydraulics	Undated



22.	FHR Coverage Plan	CPB contractors	19 November 2020
23.	Cover letter enclosing FEBQ	NSW Fire & Rescue	25 January 2021
24.	FEBQ (V10 – dated 20 January 2021)	NSW Fire & Rescue	25 January 2021
25.	Bushfire Compliance Certificate	Eco Logical Australia	17 December 2020
26.	Access Report Rev. 7	iAccess	25 January 2021
27.	Access Design Statement	iAccess	25 January 2021



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. The modifications to the external façade which differ from the approved design documentation under SSD-8981-Mod-1 are to be subject to a further modification to ensure consistency with the SSD consent unless otherwise justified through planning advice that a modification is not required. Where a modification is required the modification will need to be approved under a subsequent Crown Certificate.
3. Updated compartmentation plan is to be provided showing fire separation to the linkways as required under the Fire Engineering Report and recommendations under the Fire Engineering Brief Questionnaire (V10) namely fire separation being introduced to demonstrate mitigation of fire spread between the two building.
4. 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).
5. The mechanical design certificate is to be updated to reference the current FER prepared by LCI Rev B dated 21st October 2020 and re-submitted to BMG prior to the commencement of the relevant works.
6. The FER prepared by LCI Rev B dated 21st October 2020 in particular with respect of the Performance Solution relating to the reduction in speaker volumes is to be updated to be consistent with the agreed brief within the FEBQ consultation with FRNSW refer FEBQ (V10). All Performance requirements IFEG sub sections acceptance criteria is to be identical to that agreed by the project stakeholders during the FEBQ stage. An updated report is to be provided within fourteen (14) days from the date of issue of this certificate and once accepted by BMG is to be incorporated into the fire safety schedule. Design certification will need to be provided reflecting the current FER.
7. The FER prepared by LCI Rev B dated 21st October 2020 is to be updated to incorporate additional performance solutions (27 & 29) as listed under FEBQ (V10). The FER is to be consistent with the agreed brief within the FEBQ consultation with FRNSW. All Performance requirements IFEG sub sections acceptance criteria is to be identical to that agreed by the project stakeholders during the FEBQ stage. An updated report is to be provided within fourteen (14) days from the date of issue of this certificate and once accepted by BMG is to be incorporated into the fire safety schedule. Design certification will need to be provided reflecting the current FER.
8. A conditional design certification has been provided by the bushfire consultant Ecological Australia (ref: 19SYD_13765) dated 17 December 2020. An unconditional design certification is to be provided to BMG by the bushfire consultant (Ecological) prior to commencement of any relevant works where additional information certification has been requested by the consultant refer Tables 1 & 2 attached to the design certification in this regard.
9. A number of design statements of intent have been provided by the various services consultants. 100% design documentation will need to be provided to BMG prior to the commencement of the relevant work and updated design certification including reference to any updated design documentation and Fire Engineering report.
10. 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.
11. Demolition works are to be undertaken in accordance with the documentation listed in Schedule 1 & AS 2601-2001.
12. 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.
13. No approval is given nor implied for the construction of works beyond the scope specifically approved by the Stage 5 Crown Certificate. A subsequent Crown Certificate will need to be obtained prior to the commencement of works outside of the Stage 4 Crown Certificate scope.
14. All building works associated with the subject development are to be carried out in accordance with the approved documentation listed above in Schedule 1.



15. Any departure from the documentation cannot be undertaken without the review and approval by Blackett Maguire + Goldsmith.
16. 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.
17. 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.
18. 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.
19. 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 25 January 2021 (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 commencement of the relevant works.
20. 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 arrangements are to be sent to BM+G.
21. This certificate shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations. All works carried out by the respective trades and disciplines remain the responsibility of the Head Contractor (CPB Contractors), who was responsible for the commissioning, site instructions and obtainment of certifications of such works.
22. BM+G did not evaluate the quality of workmanship or materials used for construction of the building, as this is the responsibility of others.

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-20069

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
Alarm Signalling Equipment	AS 1670.3 – 2004
Automatic Fail Safe Devices	BCA Clause D2.21 & Fire Safety Engineering Report prepared by LCI Consultants Report No. 19020-SB-FER01 Revision B dated 21 October 2020
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2015 & Fire Safety Engineering Report prepared by LCI Consultants Report No. 19020-SB-FER01 Revision B dated 21 October 2020
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 & Fire Safety Engineering Report prepared by LCI Consultants Report No. 19020-SB-FER01 Revision B dated 21 October 2020
Emergency Lifts	BCA Clause E3.4 & AS 1735.2 – 2001
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2005
EWIS	BCA Clause E4.9 & AS 1670.4 – 2015 & Fire Safety Engineering Report prepared by LCI Consultants Report No. 19020-SB-FER01 Revision B dated 21 October 2020
Emergency Evacuation Plan	AS 3745 – 2010 & Fire Safety Engineering Report prepared by LCI Consultants Report No. 19020-SB-FER01 Revision B dated 21 October 2020
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2005
Fire Control Centre	BCA Spec E1.8
Fire Blankets	AS 3504 – 1995 & AS2444 – 2001
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 1990
Fire Doors	BCA Clause C2.12, C2.13, C3.2, C3.4, C3.5, C3.7, C3.8; and AS 1905.1 – 2015 & Fire Safety Engineering Report prepared by LCI Consultants Report No. 19020-SB-FER01 Revision B dated 21 October 2020
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 & Fire Safety Engineering Report prepared by LCI Consultants Report No. 19020-SB-FER01 Revision B dated 21 October 2020
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by LCI Consultants Report No. 19020-SB-FER01 Revision B dated 21 October 2020
Fire Seals	BCA Clause C3.15, AS 1530.4 & AS 4072.1 – 2005
Lightweight Construction	BCA Clause C1.8 & AS 1530.3 – 1999
Mechanical Air Handling Systems (Auto-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 & Fire Safety Engineering Report prepared by LCI Consultants Report No. 19020-SB-FER01 Revision B dated 21 October 2020
Pressurisation Systems	BCA Clause E2.2 & AS/NZS 1668.1 – 2015



Statutory Fire Safety Measure	Design / Installation Standard
Required Exit Doors (power operated)	BCA Clause D2.19(b)
Smoke Hazard Management Systems (Smoke Exhaust)	BCA Part E2 & AS/NZS 1668.1 – 2015 & Fire Safety Engineering Report prepared by LCI Consultants Report No. 19020-SB-FER01 Revision B dated 21 October 2020
Smoke Dampers	AS/NZS 1668.1 – 2015
Smoke Doors	BCA Spec C3.4 & C2.5 & Fire Safety Engineering Report prepared by LCI Consultants Report No. 19020-SB-FER01 Revision B dated 21 October 2020
Stand-by Power Systems	BCA Clause E1.3 E3.4, E4.2 & E4.5; and AS 3000 – 2007
Wall-Wetting Sprinklers	BCA Clause C3.4 & AS 2118.2 – 2010 & Fire Safety Engineering Report prepared by LCI Consultants Report No. 19020-SB-FER01 Revision B dated 21 October 2020
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2005, BCA Clause C3.6, D2.23, E3.3 & H101.8 & Fire Safety Engineering Report prepared by LCI Consultants Report No. 19020-SB-FER01 Revision B dated 21 October 2020
<p>Fire Engineering Alternative Solution relating to:</p> <ul style="list-style-type: none"> + Rationalise smoke separation to the slab edge and external walls junctions with the curtain wall facade in lieu of fire separation + Rationalisation of various compartments within the building as follows; <ul style="list-style-type: none"> <u>Ward areas:</u> i. Level 1 (Smoke Compartment 114a) – 535 m² ii. Level 1 (Fire Compartment 114) – 1012 m² iii. Level 2 (Smoke Compartment 121b) – 529 m² iv. Level 3 (Smoke Compartment 133a) – 504 m² <u>Treatment areas:</u> v. Level 1 (Fire Compartment 112) – 1033 m² vi. Level 3 (Fire Compartment 131) – 1085 m² + Rationalise the method of protection to the various linkways between the new and existing buildings. + Rationalise the method of protection between different fire compartments that are exposed to one another under Clause C3.3. + To permit fire/smoke doors to swing in a single direction namely against the direction of egress. + Rationalise smoke leakage to the dual swing fire/smoke doors. + Rationalise extended travel distances within the building namely <ul style="list-style-type: none"> <u>Ground Floor:</u> • Up to 27 m worst case to a point of choice between alternative exits from the reflection room/office area (non-patient care) <u>Level 1:</u> • Up to 14.5 m to a point of choice from operating theatre, in lieu of 12 m. • Up to 14.5 m from ensuite within patient room to a point of choice, in lieu of 12 m. • Up to 35 m from ensuite within patient room to an exit, in lieu of 30 m. <u>Level 3:</u> 	<p>BCA Performance Requirements CP1, CP2, CP3, CP8, DP2, DP4, DP5, EP1.1, EP1.3, EP1.4, EP2.1, EP2.2, EP4.3</p> <p>Fire Safety Engineering Report prepared by LCI Consultants Report No. 19020-SB-FER01 Revision B dated 21 October 2020</p>



Statutory Fire Safety Measure	Design / Installation Standard
<ul style="list-style-type: none"> • Up to 17 m to a point of choice from the external balcony, in lieu of 12 m. • Up to 13 m from ensuite within patient room to a point of choice, in lieu of 12 m. <u>Level 4 Plant (non-patient care area):</u> • Up to 23 m to a point of choice, in lieu of 20 m. • Up to 45 m to an exit, in lieu of 40 m. + Rationalise the following having regards to the central atrium stair; <ul style="list-style-type: none"> • Atrium stair connecting more than two (2) storeys in a 9a building • Smoke exhaust rate to the atrium • The atrium space will not be provided with bounding walls set back by no more than 3.5 m from the perimeter of the atrium. • The atrium well not having a 6 m width throughout. + To permit egress via use of multiple horizontal exits before reaching an exit other than a Horizontal exit + Rationalise the following with respect of the helipad <ul style="list-style-type: none"> • Discharge of the fire isolated stair into Lv.3 atrium • The omission of stair pressurisation to this stair + The use of a non-fire isolated stairway from the helipad in lieu of a fire isolated stairway + To permit the path of travel from the Fire Isolated exits passing through the buildings linkways + Rationalise volume reductions to the EWIS speakers in ward/treatment areas and theatre spaces + Rationalise Fire Hose Reel coverage to various equipment rooms which are fire separated from the remainder of the building. + To permit sliding doors within a 9a building in the following areas <ul style="list-style-type: none"> • Manually operated sliding doors on Level 3 • Power operated doors on Level 1 + Rationalise FRL's to the ground café area 120min in lieu of 180min + Provision of traditional sprinkler with protective cover compliant with Clause 5.9.2 of AS 2118.1-2017, in lieu of a dry type system as required by BCA Specification E1.5 Clause 13. + Omission of various equipment rooms fire separated off from the remainder of the building with 120min construction + Discharge of fire isolated exits under an awning which is greater than 6m from open space + Rationalise the location of the booster assembly is not located within sight of the main entrance of the building + Use of antiligature door hardware to the Safe Assessment Room + It is proposed for columns in the Café retail area which support the roof only not to be protected to achieve an FRL. 	



Statutory Fire Safety Measure	Design / Installation Standard
<p>+ Rationalise separation to a number of mechanical risers are proposed to be open to the mechanical plant room level but will be fire separated from all other levels in lieu of fire separated at the top and bottom of the shaft</p> <p>+ To permit certain steel members greater than 75 mm x 50 mm to penetrate the fire wall between Level 3 ICU and balcony.</p> <p>+ To permit the fire walls to be sealed to the inner face of the curtain wall assembly</p> <p>+ To permit fire hose reels to pass through a fire / smoke door in order to achieve fire hose reel coverage, as hose reels will not be provided within each room:</p> <ul style="list-style-type: none">• L1 Ante Room• L3 Balcony• L2 Assessment Rooms <p>+ To permit the following fire hose reels are located more than 4 m from an exit:</p> <ul style="list-style-type: none">• Ground Floor – ~9m from main entry airlock• Level 2 – ~4.5m from horizontal exit <p>Rationalise the use of privacy curtains in bedrooms which extend to the ceiling are proposed to incorporate a 70% open mesh in the top 500mm section of the curtain.</p>	

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