


BCA Crown Certificate

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

Certificate No.	CRO-24104	
Date of Certificate	14 November 2024	
+ 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 #1: Substructure including bulk earthworks, piling, lift and stair cores to 1m above ground, earth retaining wall, and in-ground civil stormwater works, associated with the construction and operation of a new seven storey hospital</p> <p><i>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.</i></p> <p><i>2. This BCA Crown Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i></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 Pty Ltd

+ 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.	Application Form	Watpac Construction Pty Ltd	
2.	Long Service Levy Letter	NSW Long Service Corporation	06 September 2024
3.	Email Correspondence – Builder Details	Watpac Construction Pty Ltd	01 November 2024
4.	Certificate Of Currency - Contract Works Material Damage	ICare NSW	23 August 2024
5.	Certificate Of Currency - General, Products and Environmental Liability	ICare NSW	23 August 2024
6.	Certificate of Currency - Professional Indemnity	Marsh Pty Ltd	02 July 2024
7.	Construction Material Damage Insurance Policy	ICare NSW	29 August 2024
8.	General, Products and Environmental Liability Insurance Policy	ICare NSW	29 August 2024
9.	Design Statement	COX Architecture Pty Ltd	1 November 2024
10.	Civil Plans	Aurecon	13 November 2024
11.	Building Plan Approved	COX Architecture Pty Ltd	25 January 2024
12.	Building Plan Assessment Application Approval	Sydney Water Corporation	17 October 2024
13.	Staging Report	BESIX Watpac	20 September 2024
14.	Confirmation of Non-Approval for Strategy/Plan under Condition A13	BESIX Watpac	11 October 2024

+ Item	+ Documentation	+ Prepared by	+ Date
15.	Confirmation of Non-Approval for Strategy/Plan under Condition A31 and A32	BESIX Watpac	14 October 2024
16.	Confirmation that Condition AN5 Applies to CC2, Not CC1	BESIX Watpac	14 October 2024
17.	Confirmation that Condition AN6 Applies to CC2, Not CC1	BESIX Watpac	14 October 2024
18.	Contractor Confirmation of Commencement	BESIX Watpac	28 October 2024
19.	Structural Plans	Aurecon	13 November 2024
20.	WAE Drawing B5 (A), AN5 & AN6 - A529348_ARP4968_RETIC_230606	JHA Consulting Engineers	06 June 2023
21.	WAE Drawing B5 (A), AN5 & AN6 - A529349_DBL2713_RETIC_230619	JHA Consulting Engineers	19 June 2023
22.	B5 (A), AN5 & AN6 - Compliance Statement	BESIX Watpac	22 September 2024
23.	Endeavour Energy Consultation	Endeavour Energy	7 July 2023
24.	Jemena Gas Consultation	Zinfra Gas Services	22 August 2024
25.	Sydney Water Consultation	Sydney Water Corporation	07 November 2023
26.	Conditions (B5(a), AN5 and AN6) – Compliance Statement	BESIX Watpac	22 September 2024
27.	Infrastructure Management Plan - Electrical & Communication Services	JHA Consulting Engineers	13 March 2023
28.	Infrastructure and Integrated Water Management Plan	Arup Australia Pty Ltd	08 May 2023
29.	Infrastructure Application	NBN	17 March 2022
30.	WAE Drawing B5 (A), AN5 & AN6 - A529348_ARP4968_RETIC_230606	Endeavour Energy	06 June 2023
31.	WAE Drawing B5 (A), AN5 & AN6 - A529349_DBL2713_RETIC_230619	Endeavour Energy	09 June 2023
32.	Design Certificate - Letter	Endeavour Energy	7 July 2023
33.	Design Statement	Rubicon Enviro Pty Ltd	17 October 2024
34.	Geotechnical Investigation	Douglas Partners Pty Ltd	29 October 2024
35.	Validation Report under Condition B43 of SSD-57064458	NSW Department of Planning, Housing & Infrastructure	30 October 2024
36.	Pre-Construction Dilapidation Survey	Masters Surveying	16 September 2024
37.	Email correspondence - Dilapidations Report	Shellharbour City Council	08 October 2024
38.	Dilapidation Invitation	Masters Surveying	06 September 2024
39.	Picture 1 – Letter Drop	-	09 September 2024
40.	Picture 2 – Letter Drop	-	09 September 2024
41.	Picture 3 – Letter Drop	-	09 September 2024
42.	Scope of Work - Dilapidation Extent	Enstruct group Pty Ltd	21 September 2023
43.	Cover letter Dilapidation – Satisfaction of SSD condition B6, B7 and B8	BESIX Watpac	25 September 2024

+ Item	+ Documentation	+ Prepared by	+ Date
44.	Design Note - DA Condition B9	BESIX Watpac	23 August 2024
45.	Design Note - DA Condition B10	BESIX Watpac	04 October 2024
46.	Email Correspondence - Staging Report	BESIX Watpac	03 October 2024
47.	Compliance Statement	BESIX Watpac	27 September 2024
48.	Project Environmental Management Plan NSW	BESIX Watpac	14 August 2024
49.	Construction Traffic Management Plan	Commercial TC Pty Ltd	27 August 2024
50.	Compliance Statement - Construction Traffic Management Plan	BESIX Watpac	04 October 2024
51.	Email correspondence - Council Comments	Shellharbour City Council	27 September 2024
52.	Council Approval - Construction Traffic Management Plan	Shellharbour City Council	24 September 2024
53.	Email correspondence - Transport for NSW Response regarding Construction Traffic Management Plan	Transport for NSW Response	27 September 2024
54.	Email correspondence - Transport for NSW Comments regarding Construction Traffic Management Plan	Transport for NSW Response	27 September 2024
55.	Construction Noise and Vibration Management Sub Plan	BESIX Watpac	15 October 2024
56.	Compliance Statement - Noise and Vibration Management Plan	BESIX Watpac	11 October 2024
57.	Compliance Statement - Waste Management Plan	BESIX Watpac	11 October 2024
58.	Construction Waste Management Plan	WSP	03 October 2024
59.	Compliance Statement - Soil and Water Management Plan	BESIX Watpac	25 September 2024
60.	Soil and Water Management Plan	BESIX Watpac	23 September 2024
61.	Email correspondence - Soil and Water Management Plan Council Approval	Shellharbour City Council	08 October 2024
62.	Aboriginal Cultural Heritage Management Sub-Plan	EMM	26 September 2024
63.	Email correspondence - Aboriginal Cultural Heritage Management Sub-Plan Council Comments	Shellharbour City Council	01 October 2024
64.	Biodiversity Management Sub-Plan	EMM	13 September 2024
65.	Compliance Statement - Biodiversity Management Sub-Plan	BESIX Watpac	16 September 2024
66.	Flood Emergency Management Plan	BESIX Watpac	14 August 2024
67.	Compliance Statement - Flood Emergency Management Plan	BESIX Watpac	11 October 2024
68.	Construction Traffic Management Plan	Commercial TC Pty Ltd	13 August 2024
69.	Parking Facilities Statement	BESIX Watpac	26 September 2024
70.	Compliance Statement - Managing Urban Stormwater: Soils & Construction	BESIX Watpac	11 October 2024

+ Item	+ Documentation	+ Prepared by	+ Date
71.	Compliance Statement - Acid Sulphate Soils	BESIX Watpac	26 September 2024
72.	Site Plan with PASS Location	BESIX Watpac	Undated
73.	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation	NSW Biodiversity Conservation Trust	08 October 2024
74.	Evidence of Retirement of Credits – Condition B34	NSW Health Infrastructure	09 October 2024
75.	Letter of Approval - Conditions of SSSA	Transport Sydney Trains	02 September 2024
76.	Site Audit Report	Senversa Pty Ltd	17 October 2024
77.	Site Audit Statement	Senversa Pty Ltd	17 October 2024
78.	Structural Design Statement	Aurecon	13 November 2024
79.	Civil Design Statement	Aurecon	13 November 2024

+ 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.
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

14/11/2024