



## BCA CROWN CERTIFICATE #1

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

|  |  |
|--|--|
| <b>CERTIFICATE No.:</b>                      | CRO-22096  |
| <b>DATE OF CERTIFICATE:</b>                  | 21 October 2022  |
| <b>SUBJECT LAND:</b>                         |  |
| Lot & DP                                     | Lot 101 DP1282403  |
| Address                                      | Corner of High Street and Hospital Road, Randwick NSW 2031   |
| <b>LOCAL GOVERNMENT AREA:</b>                | Randwick City Council  |
| <b>APPLICANT:</b>                            |  |
| Name   | Matt Vizard  |
| Company                                      | Health Administration Corporation (HAC)  |
| Address                                      | Locked Bag 2030<br>ST LEONARDS NSW 1590  |
| Phone/Email                                  | Phone: + 61 401 994 649 Email: Matt.vizard@Health.nsw.gov.au   |
| <b>OWNER:</b>                                |  |
| Name   | Health Administration Corporation (HAC)  |
| Address                                      | 1 Reserve Road<br>ST LEONARDS NSW 2065   |
| Phone / Email                                | Phone: + 61 401 994 649 Email: Matt.vizard@Health.nsw.gov.au   |
| <b>PLANNING APPROVAL (WHERE APPLICABLE):</b> |  |
| SSD No. and Date of Determination:           | SSD-10831778 dated 17 December 2021  |
| <b>DESCRIPTION OF DEVELOPMENT:</b>           | <b>CC#1:</b> Piling Works <u>only</u> associated with Sydney Children's Hospital Stage 1 and Minderoo Children's Comprehensive Cancer Centre developments including: construction of a ten (10) storey building over two basement levels; use as a health services facility; and associated landscaping works and public domain works. |
| <b>BCA CLASSIFICATION:</b>                   | 3, 6, 7a, 8 and 9a   |
| <b>REFERENCED DOCUMENTATION:</b>             | As listed in Schedule 1  |
| <b>STATUTORY CERTIFICATION:</b>              |  |

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 2019, 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  
BDC 0032

Date: 21 October 2022

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

**Postal** PO Box 167  
Broadway NSW 2007  
**ABN** 18 408 985 851

**Contact** Ph: 02 9211 7777  
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## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION

- + Architectural Plans prepared by Billard Leece Partnership Pty Ltd and Meinhardt Bonacci Pty Ltd:

| DRAWING NUMBER      | REV | DATE         | DRAWING NUMBER     | REV | DATE         |
|---------------------|-----|--------------|--------------------|-----|--------------|
| SCH1-AR-DG-03-XX011 | A   | 06 JULY 2022 | SCH-CV-DG-10-XX105 | A   | 01 JULY 2022 |

- + Other documents:

| ITEM | DOCUMENTATION  | PREPARED BY   | DATE              |
|------|--|---|-------------------|
| 1.   | Application Form   | Health Administration Corporation (HAC)               | 15 September 2022 |
| 2.   | Long Service Levy Receipt No. L0000065559  | Long Service Corporation                              | 14 July 2022      |
| 3.   | Confirmation of payable Long Service Levy Reference: Case 5506                       | Long Service Corporation                              | 12 July 2022      |
| 4.   | Land Survey Plans  | LTS Lockley   | 15 June 2015      |
| 5.   | Design Certificate – Architectural   | Billard Leece Partnership                             | 07 July 2022      |
| 6.   | Design Certificate – Structural  | Bonacci Group (NSW) PL                                | 22 July 2022      |
| 7.   | Design Certificate – Anchors Structural (SSDA Condition #15)                         | Bonacci Group (NSW) PL                                | 22 July 2022      |
| 8.   | Design Certificate – Cantilever Wall with no anchors/props/struts required           | Geostruct Designs Australia PL                        | 14 September 2022 |
| 9.   | Landowners consent to instal temporary ground anchors                                | NSW Health Infrastructure                             | 01 September 2022 |
| 10.  | Design Certificate – Civil   | Bonacci Group (NSW) PL                                | 13 July 2022      |
| 11.  | Inspection and Test Plan – Building Plan Approval                                    | ACOR Consultants                                      | 25 August 2022    |
| 12.  | Registration of DP1282403  | NSWLRS  | 12 August 2022    |
| 13.  | HINSW Endorsement of Staging Report  | Department of Planning Infrastructure and Environment | 01 August 2022    |
| 14.  | Design Related Services Offer  | Ausgrid   | 30 March 2021     |
| 15.  | Design Related Services Offer (Connection – 2 x Chamber Substations)                 | Ausgrid   | 11 June 2020      |
| 16.  | Design Related Services Offer (Contestable Relocation Works)                         | Ausgrid   | 10 June 2020      |
| 17.  | Evidence of Consultation and submission of documentation Reference Code: 0113854     | Ausgrid   | 08 June 2020      |
| 18.  | Pre-Construction Dilapidation Report R 1   | Bonacci Group (NSW) PL                                | 01 July 2022      |
| 19.  | Structural Drawings  | Bonacci Group (NSW) PL                                | 06 July 2022      |
| 20.  | Pre-Construction Dilapidation Report submission to Council                           | PwC   | 19 August 2022    |
| 21.  | Pre-Construction Dilapidation Report submission to TfNSW                             | PwC   | 15 July 2022      |
| 22.  | Master Development Agreement – Fixed Infrastructure Reference: DEV-00140479          | NBN   | -                 |
| 23.  | TfNSW / Light Rail Infrastructure acceptance of Pre-Construction Dilapidation Report | TfNSW   | 11 August 2022    |
| 24.  | Confirmation Dilapidation Report covers 'Buildings likely to be impacted'            | Bonacci Group (NSW) PL                                | 22 July 2022      |
| 25.  | Confirmation Dilapidation Report covers Zone of Influence                            | Bonacci Group (NSW) PL                                | 02 September 2022 |



|     |   |           |                                    |
|-----|---|-----------|------------------------------------|
| 26. | Notices to residence of Pre-Construction Survey within Zone of Influence          | JHG       | 27 June 2022 and 01 September 2022 |
| 27. | Pre-Construction Letter Box Drop Register   | JHG       | -                                  |
| 28. | Pre-Construction Condition Survey: High Street and Botany Street Randwick         | Ausdilaps | 01 August 2022                     |
| 29. | Pre-Construction Condition Survey: High Street and Hospital Road Randwick         | Ausdilaps | 01 August 2022                     |
| 30. | Pre-Construction Condition Survey: Garage 1 – 10 Blenheim Street                  | Ausdilaps | 04 August 2022                     |
| 31. | Pre-Construction Condition Survey: External and Common Areas – 10 Blenheim Street | Ausdilaps | 02 August 2022                     |
| 32. | Pre-Construction Condition Survey: U3, 10 Blenheim Street                         | Ausdilaps | 02 August 2022                     |
| 33. | Pre-Construction Condition Survey: U4, 10 Blenheim Street                         | Ausdilaps | 02 August 2022                     |
| 34. | Pre-Construction Condition Survey: U5, 10 Blenheim Street                         | Ausdilaps | 02 August 2022                     |
| 35. | Pre-Construction Condition Survey: U6, 10 Blenheim Street                         | Ausdilaps | 02 August 2022                     |
| 36. | Pre-Construction Condition Survey: U1, 10 Blenheim Street                         | Ausdilaps | 02 August 2022                     |
| 37. | Pre-Construction Condition Survey: External and Common Areas – 12 Blenheim Street | Ausdilaps | 02 August 2022                     |
| 38. | Pre-Construction Condition Survey: External and Common Areas – 14 Blenheim Street | Ausdilaps | 03 August 2022                     |
| 39. | Pre-Construction Condition Survey: U2, 14 Blenheim Street                         | Ausdilaps | 03 August 2022                     |
| 40. | Pre-Construction Condition Survey: U1, 16 Blenheim Street                         | Ausdilaps | 03 August 2022                     |
| 41. | Pre-Construction Condition Survey: U4, 16 Blenheim Street                         | Ausdilaps | 03 August 2022                     |
| 42. | Pre-Construction Condition Survey: U5, 16 Blenheim Street                         | Ausdilaps | 03 August 2022                     |
| 43. | Pre-Construction Condition Survey: External and Common Areas – 16 Blenheim Street | Ausdilaps | 03 August 2022                     |
| 44. | Pre-Construction Condition Survey: U1, 6 Blenheim Street                          | Ausdilaps | 03 August 2022                     |
| 45. | Pre-Construction Condition Survey: External and Common Areas – 6 Blenheim Street  | Ausdilaps | 04 August 2022                     |
| 46. | Pre-Construction Condition Survey: U12, 6 Blenheim Street                         | Ausdilaps | 04 August 2022                     |
| 47. | Pre-Construction Condition Survey: U2, 12 Blenheim Street                         | Ausdilaps | 04 August 2022                     |
| 48. | Pre-Construction Condition Survey: U2, 10 Blenheim Street                         | Ausdilaps | 05 August 2022                     |
| 49. | Pre-Construction Condition Survey: U4, 6 Blenheim Street                          | Ausdilaps | 05 August 2022                     |
| 50. | Pre-Construction Condition Survey:  | Ausdilaps | 05 August 2022                     |



|     |  |                                       |                   |
|-----|--|---------------------------------------|-------------------|
|     | U5, 12 Blenheim Street   |                                       |                   |
| 51. | Pre-Construction Condition Survey:<br>U6, 10 Blenheim Street   | Ausdilaps                             | 05 August 2022    |
| 52. | Pre-Construction Condition Survey:<br>U2, 6 Blenheim Street  | Ausdilaps                             | 05 August 2022    |
| 53. | SSD Condition B10 email notice close out   | PwC / JHG                             | 02 September 2022 |
| 54. | Compliance Statement – Architectural (ESD Report issued)   | Steensen Varming                      | 22 July 2022      |
| 55. | Construction Environmental Management Plan R01   | JHG                                   | 06 July 2022      |
| 56. | CEMP and Sub Plans DOPIE Submission  | Major Projects Planning Portal        | -                 |
| 57. | TfNSW endorsement Construction Traffic and Pedestrian Management Plan  | TfNSW                                 | 12 August 2022    |
| 58. | Construction Traffic and Pedestrian Management Plan<br>Ref. 257913 Draft D   | JHG                                   | 02 August 2022    |
| 59. | Construction Noise & Vibration Management Sub Plan<br>Ref. 220286 R4   | PWNA                                  | 14 July 2022      |
| 60. | Community, Stakeholder and Interface Management Plan<br>R02  | JHG                                   | 12 September 2022 |
| 61. | Construction Waste Management Plan R0  | JHG                                   | 06 July 2022      |
| 62. | Construction Soil and Water Management Plan R02  | JHG                                   | 15 August 2022    |
| 63. | Council Receipt of CSWMP and CTPMP (SSD Condition B20.1 close out)   | Randwick City Council                 | 29 August 2022    |
| 64. | Soil and Water Management Plan   | Bonacci Group (NSW) PL                | 10 August 2022    |
| 65. | Aboriginal Cultural Heritage Assessment Report and Appendix M  | Mary Dallas Consulting Archaeologists | 05 September 2022 |
| 66. | Evidence of suitably qualified experts   | Mary Dallas Consulting Archaeologists | 05 September 2022 |
| 67. | Flood Emergency Response Plan not relevant to Stage 1 Works (SSD Condition B22 close out)  | BMT Global                            | 13 September 2022 |
| 68. | Statement of Intent – Erosion and Sediment Control required  | JHG                                   | 12 September 2022 |
| 69. | Construction Worker Transportation Strategy DOPIE submission   | Major Projects Planning Portal        | -                 |
| 70. | Construction Worker Transportation Strategy<br>Reference: REP002<br>Rev. E   | JHG                                   | 17 August 2022    |
| 71. | Workplace Emergency Response Plan  | JHG                                   | 09 September 2022 |
| 72. | Stage 3 Detailed Design – Road Safety Audit<br>Ref. 257913-00 R C  | Arup                                  | 07 July 2022      |
| 73. | Road Safety Auditor Verification   | Road Safety Register                  | 07 July 2022      |
| 74. | Transdev (duly signed) Conditional Approval Agreement – Early Works (no crane to operate) (SSD Conditions B41, B42, B47, B48 & B49). | JHG / Transdev                        | 27 September 2022 |
| 75. | Receipt of CoC and Asset Deposit Bond  | Transdev                              | 29 September 2022 |
| 76. | Acoustic Design – Tender Issue<br>R4   | PWNA                                  | 03 November 2021  |
| 77. | Acoustic Certification – SSD Condition B43 close out   | PWNA                                  | 07 July 2022      |
| 78. | Electrolysis Risk Report   | Corrosion Control Engineering         | 12 November 2021  |



|     |  |                        |                               |
|-----|--|------------------------|-------------------------------|
| 79. | Design Statement – Structural (electrolysis risk mitigation form light rail)   | Bonacci Group (NSW) PL | 07 July 2022                  |
| 80. | JHG (signed counterpart) Minor Services Agreement<br>Agreement No. 7521-20281000   | JHG / NGH PL           | 01 April 2022<br>(issue date) |
| 81. | TfNSW Endorsement Letter – Below Ground Works<br>Ref. CD22/05046   | TfNSW                  | 20 October 2022               |
| 82. | Submission of PPL Certificate of Currency to Transdev – SSD Condition B48 close out  | JHG                    | 12 October 2022               |
| 83. | Confirmation IADP Insurance Provisions need not apply to Early Works in accordance with Conditional Approval Agreement dated 27 September 2022 | Transdev               | 20 October 2022               |



## 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 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.
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 BCA Assessment Report Revision 09 dated 30 September 2022.
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 1 Crown Certificate.
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.



### SCHEDULE 3

#### FIRE SAFETY SCHEDULE

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

|                                   |  |
|-----------------------------------|--|
| <b>ADDRESS:</b>                   | Corner of High Street and Hospital Road, Randwick NSW 2031 |
| <b>OWNER</b>                      | Health Administration Corporation (HAC)                    |
| <b>BCA CROWN CERTIFICATE No.:</b> | CRO-22096  |

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 | Proposed |
|--|--|----------|----------|
| Access Panels, Doors & Hoppers                                     | BCA 2019 Amdt 1, Clause C3.13<br>AS 1530.4 – 2014 and Manufacturer's specifications                                |          | ✓        |
| Alarm Signalling Equipment   | AS 1670.3 – 2018   |          | ✓        |
| Automatic Fail Safe Devices  | BCA 2019 Amdt 1, Clause D2.21  |          | ✓        |
| Automatic Fire Detection & Alarm System                            | BCA 2019 Amdt 1, Spec. E2.2a & AS 1670.1 – 2018  |          | ✓        |
| Automatic Fire Suppression Systems                                 | BCA 2019 Amdt 1, Spec. E1.5<br>AS 2118.1 – 2017 & AS 2118.6 – 2012   |          | ✓        |
| Building Occupant Warning System activated by the Sprinkler System | BCA 2019 Amdt 1, Spec. E1.5, Clause 8  |          | ✓        |
| Emergency Lifts  | BCA 2019 Amdt 1, Clause E3.4<br>AS 1735.2 – 2001   |          | ✓        |
| Emergency Lighting   | BCA 2019 Amdt 1, Clauses E4.2, E4.4<br>AS 2293.1 – 2018  |          | ✓        |
| Emergency Evacuation Plan  | AS 3745-2010   |          | ✓        |
| Exit Signs   | BCA 2019 Amdt 1, Clauses E4.5, E4.6 & E4.8<br>AS 2293.1 – 2018   |          | ✓        |
| Fire Control Centres   | BCA 2019 Amdt 1, Spec E1.8   |          | ✓        |
| Fire Blankets  | AS 3504 – 1995 & AS2444 – 2001   |          | ✓        |
| Fire Dampers   | BCA 2019 Amdt 1, Clause C3.15<br>AS 1668.1 – 2015, AS 1682.1 & 2 – 2015<br>and manufacturer's specification        |          | ✓        |
| Fire Doors   | BCA 2019 Amdt 1, Clauses C2.12, C2.13, C3.4, C3.5, C3.7, C3.8<br>AS 1905.1 – 2015 and manufacturer's specification |          | ✓        |
| Fire Hose Reels  | BCA 2019 Amdt 1, Clause E1.4<br>AS 2441 – 2005   |          | ✓        |



| Statutory Fire Safety Measure  | Design / Installation Standard  | Existing | Proposed |
|--|---|----------|----------|
| Fire Hydrant Systems   | BCA 2019 Amdt 1, Clause E1.3<br>AS 2419.1 – 2005 & AS 2118.6 - 2012   |          | ✓        |
| Fire Seals   | BCA 2019 Amdt 1, Clause C3.15<br>AS 1530.4 – 2014 & AS 4072.1 – 2005 and<br>manufacturer's specification                          |          | ✓        |
| Fire Shutters  | BCA 2019 Amdt 1, Spec C3.4<br>AS 1905.2 – 2005  |          | ✓        |
| Fire Walls   | BCA 2019 Amdt 1, Specification C1.1<br>AS 1530.4 - 2014   |          | ✓        |
| Lightweight Construction   | BCA 2019 Amdt 1, Clause C1.8<br>AS 1530.4 – 2014 and manufacturer's<br>specification  |          | ✓        |
| Mechanical Air Handling Systems<br>(Automatic Shutdown)  | BCA 2019 Amdt 1, Clause E2.2<br>AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012   |          | ✓        |
| Paths of Travel  | EP&A Regulation Clause 186  |          | ✓        |
| Portable Fire Extinguishers  | BCA 2019 Amdt 1, Clause E1.6<br>AS 2444 – 2001  |          | ✓        |
| Pressurising Systems - Stair Pressurisation<br>to Fire-Isolated Exits.                                       | BCA 2019 Amdt 1, Clause E2.2<br>AS/NZS 1668.1 – 2015  |          | ✓        |
| Required Exit Doors<br>(Power Operated)  | BCA 2019 Amdt 1, Clause D2.19(b)  |          | ✓        |
| Smoke Hazard Management Systems –<br>Zone Smoke Control  | BCA 2019 Amdt 1, Clause E2.2<br>AS/NZS 1668.1 –2015   |          | ✓        |
| Smoke Dampers  | AS/NZS 1668.1 – 2015  |          | ✓        |
| Smoke Doors  | BCA 2019 Amdt 1, Spec C3.4 & C2.5   |          | ✓        |
| Smoke Seals  | BCA 2019 Amdt 1, Spec C3.4 and C2.5.  |          | ✓        |
| Sound System & Intercom Systems for<br>Emergency Purposes (SSISEP)   | BCA 2019 Amdt 1, Clause E4.9<br>AS1670.4 - 2018   |          | ✓        |
| Smoke Walls  | BCA 2019 Amdt 1<br>Spec C2.5  |          | ✓        |
| Wall-Wetting Sprinklers  | BCA 2019 Amdt 1, Clause C3.4<br>AS 2118.2 – 2010  |          | ✓        |
| Warning & Operational Signs  | BCA 2019 Amdt 1, Clauses D2.23, D3.6 &<br>E3.3<br>AS 1905.1 – 2015 and Section 108 of the<br>EP&A Regulation 2021.                |          | ✓        |
| Fire Engineered Performance Solutions<br>relating to:<br><i>To be included in a future Crown Certificate</i> | BCA Performance Requirements ...<br>Fire Safety Engineering Report prepared by<br>..... Report No. .... Revision .... dated ..... |          | ✓        |





## **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.

