


## BCA Crown Certificate

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

Certificate No.	CRO-25070		
Date of Certificate	19 August 2025		
+ Subject Land			
Lot + DP	Lot 2	DP 1247375	
Address	20 Civic Lane, Newcastle NSW 2300		
Local Government Area	City of Newcastle		
+ Applicant			
Name	Kevin McCarthy		
Company	The University of Newcastle		
Address	University Drive, Callaghan NSW 2308		
Phone	02 4921 6500	Email	kevin.mccarthy@newcastle.edu.au
+ Owner			
Name	The University of Newcastle		
Address	University Drive, Callaghan NSW 2308		
Phone	02 4921 6500	Email	16500@newcastle.edu.au
+ Description of Development			
Description	<p><b>Crown Certificate 1</b> – Comprising; excavation works, in ground services (hydraulics, stormwater, electrical) and in-ground structural works including sub structure and pilling works <b>only</b> associated with the construction of a nine-storey building known as Building B for the purpose of campus student accommodation and ground floor retail.</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 3, 5, 6 & 7b		
Applicable BCA	National Construction Code 2022 Volume 1 – Building Code of Australia		
Development Consent	Consent Number: SSD-61618229	Date: 06 June 2025	
Statutory Certification	<i>Pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979, BM PLUS G Pty Ltd hereby certifies that the building works have been designed in accordance with the Building Code of Australia 2022, subject to the attached Conditions.</i>		
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:	Jake Hofner	
	Registration Number:	BDC2309	
Liability limited by a scheme approved under Professional Standards Legislation			

## + Schedule 1 – Schedule of Documentation

### Referenced Plans

#### + Architectural Plans prepared by Architectus

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
A-CCSA-DET-440000	C02	11.08.25	A-CCSA-FLR-021000	C01	01.08.25
A-CCSA-FLR-029000	C01	01.08.25	A-CCSA-FLR-029800	C02	11.08.25
A-CCSA-FLR-029900	C02	11.08.25	A-CCSA-FLR-430000	C01	01.08.25
A-CCSA-FLR-500000	C02	11.08.25			

### 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.	Crown Certificate Application Form	The University of Newcastle	06.06.25
2.	Development Consent SSD-61618229	Minister for Planning	06.06.25
3.	Staging Report Rev A	Hansen Yuncken	23.05.25
4.	Construction Pedestrian and Traffic Management Plan Rev A	Hansen Yuncken	28.03.25
5.	Construction Soil and Water Management Plan	Northrop	22.07.25
6.	BYDA Responses	Before You Dig	23.07.25
7.	Builder Details	Hansen Yuncken	30.04.25
8.	Workers Insurance	iCare	25.05.24
9.	Structural Design Certificate	Northrop	21.07.25
10.	Section 50 Compliance Certificate	Hunter Water	23.07.23
11.	Housing and Productivity Contribution Assessment Receipt	NSW Government	10.07.25
12.	A23 – HPC Receipt Acknowledgement	The Department of Planning and Environment	16.07.25
13.	Temporary Protection Plan (Heritage)	Umwelt	17.07.25
14.	HPC Certificate of Payment Acknowledgement	The APP Group	15.07.25
15.	Construction Noise and Vibration Management Plan	Acoustic Logic	29.07.25
16.	Contaminated Land Management Plan and Unexpected Finds Protocol	Tetra Tech Coffey	08.03.24
17.	Green Star Registry	Green Building Council Australia	/
18.	Communications and Engagement Management Plan	Hansen Yuncken	25.07.25
19.	Section 50 Compliance Certificate 2020-540	Hunter Water	23.06.23
20.	Subsidence Advisory Consent	Subsidence Advisory NSW	18.01.19

+ Item	+ Documentation	+ Prepared by	+ Date
21.	Subsidence Advisory – Conditions Met Letter	Subsidence Advisory NSW	04.08.25
22.	Third Party Liability Insurance – Hansen Yuncken	Willis Australia Limited	28.03.25
23.	Electrical and Communications - Authority Consultation Not Required	Electrical Projects Australia Pty Limited	31.07.25
24.	Existing Infrastructure Services Investigation	Hansen Yuncken	04.06.25
25.	Hunter Water Accompanying Letter	Hunter Water	23.06.23
26.	Geotechnical Monitoring Plan	Tetra Tech Coffey	18.07.25
27.	No Gas in Design Letter	Hansen Yuncken	31.07.25
28.	Historical Archaeological Assessment	Umwelt	18.06.24
29.	Aboriginal Culture Heritage Management Plan	Umwelt	28.05.25
30.	NBN Fibre Assessment Letter	NBN Co	19.05.25
31.	Existing Services Plan	TTW	12.03.25
32.	Letter of Award – Archaeological Services	University of Newcastle	08.07.25
33.	Council Submission – Public Liability Insurance and Pre-Construction Dilapidation Report	Hansen Yuncken	01.08.25
34.	Levy Receipt No. L0000197011	Long Service Corporation	15.08.25
35.	No Ground Anchors Confirmation Letter	Hansen Yuncken	/
36.	Design Certificate: Civil	Northrop	01.08.25
37.	Design Certificate: Hydraulic	Triaxial Consulting	31.07.25
38.	Enabling Works Concept Report - Appendix B: Stakeholder Email Correspondence	Multiple stakeholders	/
39.	Notification of Commencement	The University of Newcastle	02.07.25
40.	Maritime Archaeological Unexpected Find Procedure	MTS Heritage Pty Ltd	05.08.25
41.	Embodied Emissions Materials Form	NABERS	/
42.	Pre-Construction Flood Management Statement	Torren Consulting Pty Ltd	24/06/2025
43.	Flood Management Report and Procedure Acknowledgement	Hansen Yuncken	31.07.25
44.	Stormwater Quality Assessment	Northrop	23.07.25
45.	Northrop Correspondence – SSD and Crown Requirements	Northrop	30.07.25
46.	Review of Proposed Finished Floor Levels Statement	Torren Consulting Pty Ltd	25.06.25
47.	Submission of Construction Pedestrian and Traffic Management Plan	Hansen Yuncken Pty Ltd	06.08.25
48.	NCC Traffic Correspondence	Hansen Yuncken Pty Ltd	28.07.25
49.	TCP Traffic Signage Correspondence	Hansen Yuncken Pty Ltd	05.08.25
50.	Construction Soil and Water Management Plan Council Correspondence	City of Newcastle	11.08.25

+ Item	+ Documentation	+ Prepared by	+ Date
51.	Road Closure Correspondence	Hansen Yuncken Pty Ltd	25.07.25
52.	Traffic Plan Change Correspondence	City of Newcastle	01.06.25
53.	Traffic Lighting Correspondence	Hansen Yuncken Pty Ltd	10.12.24
54.	Traffic Correspondence	City of Newcastle	04.07.25
55.	Construction Pedestrian and Traffic Management Plan	Hansen Yuncken Pty Ltd	06.08.25
56.	Construction Soil and Water Management Sub-Plan Revision 2	Northrop	23.07.25
57.	Waste Management Plan Revision A-C	Hansen Yuncken	06.08.25
58.	Design Statement: Foundation Design	Keller Pty Ltd	18.08.25
59.	Architectural Specification Revision C01	Earlymark	30.07.25
60.	Consultant Advice Notice: Fire Engineering	NDY	13.06.25
61.	Design Statement: Architectural	Architectus	15.08.25
62.	SSD-61618229 Condition B43(a) Statement	Tetra Tech Coffey	18.08.25
63.	Design Practitioner Schedule	/	/
64.	Design Certificate: Civil	Northrop	18.08.25
65.	Post Approval - SSD-61618229-PA-4	The APP Group	07.08.25
66.	SSD Condition B43a Statement Submission	Hansen Yuncken	06.08.25
67.	Design Certificate: Electrical	Electrical Projects Australia	11.08.25
68.	Site Plan No. E CCSA DRW 010002	Electrical Projects Australia	21.05.25
69.	Design Compliance Declaration – Building Enclosure	Architectus	11.08.25
70.	Design Compliance Declaration – Load Bearing	Keller	18.08.25
71.	Design Compliance Declaration – Load Bearing	Northrop	18.08.25
72.	Design Compliance Declaration – Civil	Northrop	01.08.25
73.	Design Compliance Declaration – Electrical EPA	Northrop	01.08.25
74.	Design Compliance Declaration – Hydraulic	Triaxal	18.08.25
75.	SSD Stamped Approved Architectural Plans	Architectus	11.03.25
76.	Survey Plan No. A-CCSA-FLR-020200	Architectus	01.08.25
77.	Pre-Construction Dilapidation Report Rev. 2	Northrop	11.08.25

## **+ Schedule 2 – Conditions and Exclusions**

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

1. This Crown Certificate does not certify compliance with the Conditions of the Development Consent No. SSD - 61618229 dated 6 June 2025. The building works should not commence until the Crown is satisfied that the relevant conditions of the Development Consent that are a pre-requisite to commencement have been appropriately addressed where relevant.
2. No approval is given nor implied for the construction of works beyond the scope specifically approved by this Stage 1 Crown Certificate.
3. Prior to the commencement of works the contractor is to ensure that the relevant flood management requirements under B42 are implemented into the project and maintained for the duration of works.
4. There is to be no impact, disruption, impediment or modification to existing active or passive fire safety systems or egress arrangements for the adjacent buildings on the City Campus (Q building) as a direct or indirect result of the proposed works without prior consultation and approval by the UON (as applicable) and the crown certifier (BM+G).
5. Demolition works are to be undertaken in accordance with the documentation listed in Schedule 1 & AS 2601-2001.
6. Updated design statements/certification will need to be provided by all of the project consultants/stakeholders reflecting the current for construction drawings and project documentation listed under the Design Compliance Declarations.

These design statements/certification are also to address all matters as outlined under BM+G Crown Certificate requirements list date 19 August 2025 to the satisfaction of BM+G.

7. Prior to the commencement of work, provide evidence that the required Design Compliance Declarations for the project have been submitted to the relevant authority with evidence being provided to the satisfaction of BM+G.
8. Where the proposed demolition works necessitate the isolation and/or decommissioning of any existing fire services including any of the adjacent buildings on the City Campus (Q building), 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.
9. 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.

10. 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.
11. 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.
12. 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.
13. The Fire Safety Engineer is 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.

14. The Access Consultant is 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.

#### **Advisory Notes**

1. The head contractor is to obtain any relevant Building Plan Approvals required by Hunter Water and other relevant authorities.

## + 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)

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 2	DP 1247375	Building B

### 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)

Crown Certificate	
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### 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
Current (Existing)		
1.	N/A	N/A

Proposed (New or Modified including section 84(6) of the Regulation)		
1.	ACCESS PANELS, DOORS & HOPPERS	BCA 2022 CLAUSE C4D14 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATIONS
2.	ALARM SIGNALLING EQUIPMENT	BCA 2022 AS 1670.3 – 2018
3.	AUTOMATIC FAIL SAFE DEVICES	BCA 2022 CLAUSE D3D26
4.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA 2022 SPEC. 20 & BCA SPEC 23 AS 1670.1 – 2018
5.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA 2022 SPEC. 17 & BCA SPEC 18 AS 2118.1 – 2017 OR AS 2118. 6 – 2012
6.	EMERGENCY LIFTS	BCA 2022 CLAUSE E3D5 AS 1735.2 – 2001
7.	EMERGENCY LIGHTING	BCA 2022 CLAUSE E4D2 & E4D4 AS 2293.1 – 2018

8.	EMERGENCY EVACUATION PLAN	AS 3745 - 2010
9.	EMERGENCY WARNING INTERCOM SYSTEM (EWIS)	BCA 2022 E4D9, S31C19 OF BCA SPEC G3.8 AS1670.4 - 2018
10.	EXIT SIGNS	BCA 2022 CLAUSES E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018
11.	FIRE CONTROL CENTRES / ROOMS	BCA 2022 SPEC 19
12.	FIRE BLANKETS	AS 3504 – 1995 & AS2444 – 2001
13.	FIRE DAMPERS	BCA 2022 CLAUSE C4D15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 AND MANUFACTURER'S SPECIFICATION
14.	FIRE DOORS	BCA 2022 CLAUSE C3D13, C3D14, C4D3, C4D5, C4D12 AS 1905.1 – 2015 AND MANUFACTURER'S SPECIFICATION
15.	FIRE HOSE REELS	BCA 2022 CLAUSE E1D3 AS 2441 – 2005
16.	FIRE HYDRANT SYSTEMS	BCA 2022 CLAUSE E1D2 AS 2419.1 – 2005
17.	FIRE SEALS	BCA 2022 CLAUSE C4D15, AS 1530.4 – 2014 & AS 4072.1 – 2014 AND MANUFACTURER'S SPECIFICATION
18.	LIGHTWEIGHT CONSTRUCTION	BCA 2022 CLAUSE C2D9 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATION
19.	MECHANICAL AIR HANDLING SYSTEMS (AUTOMATIC SHUTDOWN)	BCA 2022 CLAUSE E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
20.	PORTABLE FIRE EXTINGUISHERS	BCA 2022 CLAUSE E1D14 AS 2444 – 2001
21.	REQUIRED EXIT DOORS (POWER OPERATED)	BCA 2022 CLAUSE D3D24(2)
22.	SMOKE DAMPERS	BCA 2022 SPEC 11 AS/NZS 1668.1 – 2015
23.	SMOKE DOORS	BCA 2022 SPEC 11 & 12
24.	WALL-WETTING SPRINKLERS	BCA 2022 CLAUSE C4D5 AS 2118.2 – 2010
25.	WARNING & OPERATIONAL SIGNS	BCA 2022 CLAUSE C4D7, D3D28, D4D7, D4D4 & I4D14. AS 1905.1 – 2015 & SECTION 108 OF THE EP&A REGULATION 2000

*Note – the above schedule will be subject to amendment as a result of the approval of subsequent Fire Engineering Reports and approval of future Crown Certificate*



## 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
N/A	N/A	N/A

### 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
Current (Existing)		
1.	N/A	N/A

Proposed (New or Modified)		
1.	N/A	N/A

### 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.	N/A	N/A

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

Name Organisation (Business name)

JAKE HOFNER 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 (BDC2309)

Date of Issue

19/08/2025