


BCA Crown Certificate

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

Certificate No.	CRO-25086	
Date of Certificate	20/11/2025	
+ 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>Crown Certificate 2 – Superstructure works including installation of precast panels <u>only</u> to the exclusion of Lv. 8 roof and above.</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	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.	
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-DRW-520001	C04	31/10/2025	A-CCSA-DRW-520002	C04	31/10/2025
A-CCSA-DRW-520003	C04	31/10/2025	A-CCSA-DRW-780100	C04	31/10/2025
A-CCSA-DRW-780200	C04	31/10/2025	A-CCSA-DRW-780300	C03	31/10/2025
A-CCSA-FLR-500000	C08	31/10/2025	A-CCSA-FLR-500100	C09	12/11/2025
A-CCSA-FLR-500200	C08	12/11/2025	A-CCSA-FLR-500300	C08	12/11/2025
A-CCSA-FLR-500400	C08	12/11/2025	A-CCSA-FLR-500500	C07	12/11/2025
A-CCSA-FLR-500600	C08	12/11/2025	A-CCSA-FLR-500700	C08	12/11/2025
A-CCSA-FLR-500800	C07	12/11/2025			

Note: Sections and elevations provided to identify RLs associated with the CC2 scope only. These works are subject to a separate Crown Certificate.

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	02/10/2025
2.	Development Consent, Section 4.38 – Application No. SSD-61618229	Minister for Planning and Public Spaces	06/06/2025
3.	Development Consent Stamped Plans - Application No. SSD-61618229	Department of Planning, Housing and Infrastructure	06/06/2025
4.	Plans – Architectural, ‘For Construction’	Architectus	Multiple Dates
5.	Architectural Design Statement – Superstructure	Architectus	12/11/2025
6.	Architectural Specification, Rev. C01	Architectus	03/10/2025
7.	Architectural Schedule of Specifications and Finishes, Rev. C02	Architectus	31/10/2025
8.	Builder / Head Contractor Compliance Statement – Ground Anchors	Hansen Yuncken Pty Ltd	31/07/2025
9.	Certificate of Design – Structural	Northrop Consulting Engineers Pty Ltd	04/11/2025
10.	Design Compliance Declaration – Single Regulated Design (Structural)	Northrop Consulting Engineers Pty Ltd	13/11/2025
11.	Certificate of Design – Hydraulic, Superstructure + Onsite Fire Hydrant System (Inground Supply Lines Only),	Triaxial Consulting	09/10/2025

+ Item	+ Documentation	+ Prepared by	+ Date
	+ Fire Hose Reel System		
12.	Proposed Fire Safety Schedule	MBC Group	01/08/2025
13.	Design Statement – Lifts	KONE Elevators Pty Ltd	17/10/2025
14.	Plans – Lifts, Rev. 01	KONE Elevators Pty Ltd	22/10/2025
15.	Design Compliance Declaration – Vertical Transportation	KONE Elevators Pty Ltd	22/10/2025
16.	BCA Design Compliance Report, Rev. 12	MBC Group	01/08/2025
17.	Fire Engineering Report, Ref. rp251009s0004, Rev. 01	NDY	16/10/2025
18.	BCA 2022 and DDA Premises Standards (Accessibility Report), Rev. 03A	MBC Group	12/09/2025
19.	NCC 2022 Section J J1V3 Report, Rev. C	Northrop Consulting Engineers Pty Ltd	27/10/2025
20.	Phase 5A Design Finalisation Acoustic Specification, Rev. 0	Acoustic Logic Pty Ltd	18/09/2025
21.	Plans – Fire Compartments and Safety Plan, Rev. C03	Architectus	06/11/2025
22.	Certificate of Design – Acoustic	Acoustic Logic Pty Ltd	19/09/2025
23.	Statement – Subsidence Advisory	Subsidence Advisory NSW	04/08/2025
24.	Certificate of Design – Structural (Subsidence Advisory)	Northrop Consulting Engineers Pty Ltd	21/07/2025
25.	Notice of Determination – Section 22, Coal Mine Subsidence Compensation Act 2017	Subsidence Advisory NSW	18/01/2019
26.	Certificate of Placement – Third Party Liability, Expiry 31/03/2026	Willis Australia Limited	28/03/2025
27.	Email Correspondence – Evidence of Public Liability Insurance Submission to Council	Hansen Yuncken Pty Ltd	03/08/2025
28.	Memo – Wind Environment	Windtech Consultants	03/11/2025
29.	Stormwater Quality Assessment, Rev. 1	Northrop Consulting Engineers Pty Ltd	23/07/2025
30.	Flood Impact and Risk Assessment, Rev. 2	Torrent Consulting Pty Ltd	23/07/2025
31.	Statement – Review of Proposed Finished Floor Levels	Torrent Consulting Pty Ltd	25/06/2025
32.	Certificate of Design – Mechanical Ventilation	EVC Engineering	22/10/2025
33.	Preliminary Operational Management Plan, Rev. 03	The University of Newcastle	23/06/2025
34.	Crime Prevention Through Environmental Design Report, Rev. 4	Ethos Urban Pty Ltd	12/08/2025
35.	Security Plan - Crime Prevention Through Environmental Design	Ethos Urban Pty Ltd	12/08/2025
36.	Environmental Management Plan, Rev. A-A	Hansen Yuncken Pty Ltd	28/03/2025
37.	Environmental Management Plan, Rev. A-B	Hansen Yuncken Pty Ltd	06/08/2025
38.	Construction Noise and Vibration Management Plan, Rev. 1	Acoustic Logic Pty Ltd	29/07/2025
39.	Waste Management Plan, Rev. A-C	Hansen Yuncken Pty Ltd	06/08/2025

+ Item	+ Documentation	+ Prepared by	+ Date
40.	Email Correspondence – Council Acceptance of Construction Soil and Water Management Sub-Plan	City of Newcastle	11/08/2025
41.	Construction Soil and Water Management Sub-Plan, Rev. 2	Northrop Consulting Engineers Pty Ltd	23/07/2025
42.	Email Correspondence – Flood Management Implementation	Hansen Yuncken Pty Ltd	31/07/2025
43.	Geotechnical Monitoring Plan, Rev. 1	Tetra Tech Coffey Pty Ltd	18/07/2025
44.	Post Approval Submission – Geotechnical Monitoring Plan and Certification	APP Corporation Pty Limited	07/08/2025
45.	Plan – Civil (Wright Lane Carparking), Rev. 1	Northrop Consulting Engineers Pty Ltd	28/10/2025
46.	Emergency Response Plan, Rev. A-C	Hansen Yuncken Pty Ltd	06/11/2025
47.	Design Compliance Declaration – Single Regulated Design (Fire Safety Systems)	NDY	07/11/2025
48.	Plans – Structural, Rev. C	Northrop Consulting Engineers Pty Ltd	12/11/2025
49.	Design Compliance Declaration – Single Regulated Design (Building Enclosure)	Architectus	12/11/2025
50.	Design Compliance Declaration – Single Regulated Design (Waterproofing)	Architectus	12/11/2025
51.	Statement – Pre-Construction Flood Management	Torrent Consulting Pty Ltd	24/06/2025
52.	Email Correspondence – Submission of Performance Based Design Brief V3.2 to Fire Safety NSW	NDY	01/10/2025
53.	Performance Based Design Brief / Fire Engineering Brief Questionnaire, V3.2	NDY	01/10/2025
54.	Schedule of Design Practitioners	Hansen Yuncken Pty Ltd	Undated
55.	Plans – Waterproofing, Rev. A	Architectus	24/10/2025
56.	Plans – Fire Compartments and Safety Plan, Rev. C02	Architectus	31/10/2025

+ Schedule 2 – Conditions and Exclusions

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 2 Crown Certificate.
3. In a building under construction the contractor is responsible for ensuring compliance with the requirements of E1D16 and the provision of Fire Extinguisher and Fire Hydrant and Hose Reel coverage. Where applicable a copy of the design certification is to be provided to BM+G for reference when this clause becomes applicable during construction.
4. 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.
5. 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).
6. Demolition works are to be undertaken in accordance with the documentation listed in Schedule 1 & AS 2601-2001.
7. Prior to the commencement of relevant work, if any amendments or changes are made to the design that differs from the endorsed design, amendments are to be submitted to the relevant authority and in addition to the satisfaction of BM+G in accordance with the Design and Building Act and Regulations.
8. The head contractor is responsible for ensuring that the building is set out by a registered surveyor ensuring the correct position of all structures in relation to site boundaries, alignment levels in accordance with the requirements of condition B46 and B47 of SSD - 61618229 dated 6 June 2025
9. A final Fire Engineering Report and all associated documentation addressing the requirements of any peer review, stakeholders or BM+G comments will need to be provided along with any subsequent Crown Certificate applications.
10. The head contractor is to ensure that an application under Section 138 is made and approved as necessary in relation to the erection of hoarding or scaffolding across a public road in accordance with condition B48 of SSD - 61618229 dated 6 June 2025.
11. Prior to the commencement of façade/weather proofing works a final Performance Solution report addressing the upturn height at the external stair doorway being less than that required under F1D5 and AS4654. This report is to be provided to the satisfaction of BM+G and all project stakeholders and all relevant project consultants will need to issue endorsements declared designs upon receipt of Performance Solution report.
12. 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.
13. 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.

14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. The fire safety schedule is to be updated in subsequent Crown Certificate approvals to reflect staging Fire Engineering and design finalization.

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

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
RP251009S0004/ UNIVERSITY OF NEWCASTLE, HONEYSUCKLE – STUDENT ACCOMMODATION /NDY/16 OCTOBER 2025	C1P1, C1P2	TO PERMIT THE CLASS 6 AND 7B AREAS OF THE GROUND FLOOR TO ACHIEVE AN FRL OF 120-MINUTES IN LIEU OF 180-MINUTES AND 240-MINUTES RESPECTIVELY (INCLUDING SEPARATING CONSTRUCTION WHERE PROVIDED).
	D1P5, E2P2	TO PERMIT EXTERNAL NON-FIRE ISOLATED STAIRS TO SERVE LEVEL 8 AND THE ROOF WHICH HAS AN EFFECTIVE HEIGHT OVER 25 M (LEVEL 8 HAS AN EFFECTIVE HEIGHT OF APPROXIMATELY 27 M).

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

20/11/2025