



06/02/2026

Our Ref: GDL240065.4

Infrastructure NSW
Attn: Stephen Baker
Level 27, 201 Kent Street
Sydney NSW 2000

Infrastructure NSW
RFQ INSW3845 - Cutaway Fitout Works - 1 Merriman Street, Barangaroo NSW 2000
BCA DESIGN COMPLIANCE STATEMENT (CROWN CERTIFICATE)

Further to our engagement for the abovementioned project, please find attached the Building Code of Australia (BCA) Design Compliance Review completed in respect to the proposed Internal fitout of Cutaway space at Barangaroo headland – Stage 5 Works – Internal changes to Level 1 and updated Fire Engineering Report

In reviewing the content herein, we draw particular attention to both the design documentation listed and conditions of approval listed in this statement.

In terms of the conditions of approval, the content therein reflects BCA related matters that where not fully documented or need to be complied with during the construction to achieve compliance with the referenced BCA.

The builder and the applicant need to be aware of these conditions whilst undertaking the works, as they represent items that we shall either be focusing on in the inspection or be seeking installation certificates for on completion of the works, and it is the responsibility of the applicant and builder engaged for the works to ensure these are complied with as part of the works.

Should you have any further enquiries please do not hesitate to contact the undersigned on 02 8355 3160.

Yours faithfully,

Charles Slack-Smith
Director

BCA DESIGN COMPLIANCE STATEMENT

PRELIMINARIES

STATEMENT NO.	GDL240065.4
Property Address	RFQ INSW3845 - Cutaway Fitout Works - 1 Merriman Street, Barangaroo NSW 2000
Client	Infrastructure NSW
Date	06/02/2026
Proposal	Internal fitout of Cutaway space at Barangaroo headland

DEVELOPMENT DESCRIPTION

Proposed Works	Description
Classification(s):	5, 6 and Class 9b
Use of Building/Part:	Assembly Building (Events and cultural space), Retail Use, Office, Entertainment Venue
Subject Area (Area of Works):	Remainder or work and changes to Gallery space on Level

BASIS OF STATEMENT:

This statement is based upon: -

- The National Construction Code, Volume 1, Building Code of Australia BCA Class 2-9 Buildings 2022 (BCA).
- The Design Documentation listed in this statement below.

STATEMENT OF COMPLIANCE

We hereby confirm that the proposed design shall accord with the relevant principles and provisions of the Building Code of Australia 2022 subject to: -

- Compliance with the conditions of approval nominated below; and
- Reliance upon the listed documentation relied upon, listed drawings/plans
- Certification of the installation of the relevant portions on completion of the works

FIRE SAFETY SCHEDULE

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed/ Altered Fire Safety Measures
Access panels, doors and hoppers to fire-resisting shafts	BCA Clause C1.13	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alarm Monitoring System (ASE)	AS 1670.3-2018 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Automatic Fail-Safe Devices	Existing Areas - BCA Clause D2.21 Cutaway Cultural Facility Fail Safe Devices, Power backup, Door Operation Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Automatic Fire Detection and Alarm Systems	Existing Areas - BCA Spec E2.2a, Clause 4, AS 1670.1-2004 and Raw Fire Engineering report. Cutaway Cultural Facility Area BCA 2022 Clause C3.4 Clause 3.2, Spec 20 S20C4, AS 1670.1-2018 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Automatic Fire Suppression Systems (Sprinkler System)	Existing Areas - BCA Spec E1.5, AS 2118.1-1999 and Raw Fire Engineering report. Cutaway Cultural Facility Area AS 2118.1-2017 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Emergency Lighting	Existing Areas - BCA E4.2 & E4.4, AS 2293.1-2005 Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Emergency Lighting - External Street Lights	Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ambient Lighting Activations and Ambient Sound / Music Deactivation in Smoke Zone 1 & 2	Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed/ Altered Fire Safety Measures
Sound System and Intercom Systems for Emergency Purposes	Existing Areas - BCA E4.9, AS 1670.4-2004 and Raw Fire Engineering report.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emergency Warning and Intercommunication System (EWIS)	Cutaway Cultural Facility Area BCA 2022 E4D9, AS 1670.4-2018, EN54-24-2013 (PA Speakers), AS7240.4-2018 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exit Signs	Existing Areas - BCA E4.5, E4.6 & E4.8, AS 2293.1-2005 Cutaway Cultural Facility Area BCA 2022 Part E4, AS 2293.1-2018 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Control Room	BCA Spec E1.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Dampers	Existing Areas - BCA C3.15, AS/NZS 1668.1-1998 Cutaway Cultural Facility Area BCA 2022 C4D15, AS 1668.1-2015 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Doors	Existing Areas - BCA C2.12, C2.13, C3.4, C3.5, C3.7 C3.8, C3.10, AS 1905.1-2005, AS 1735.11-1986 Cutaway Cultural Facility Area BCA 2022 C4D5, AS 1905.1-2015 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Hydrant Systems	Existing Areas - BCA E1.3, AS 2419.1-2005 and Raw Fire Engineering report. Cutaway Cultural Facility Area BCA 2022 E1D2, AS 2419.1-2021 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Curtain	Fire Shutters to Compartment Zones in Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026 Note: Four (4) Monthly Testing Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed/ Altered Fire Safety Measures
Fire Seals Protecting Openings in Fire-Resisting Components	Existing Areas - BCA C3.15, C3.16, AS 1530.4-2005. Cutaway Cultural Facility Area BCA 2022 C4D15, AS 4072.1-2005 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hose Reel Systems	Existing Areas - BCA E1.4 and AS 2441-2005 Cutaway Cultural Facility Area BCA 2022 E1D3 and AS 2441-2005 Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lightweight Construction	Existing Areas - BCA Spec C1.8, AS 1530.4-2005. Cutaway Cultural Facility Area Lightweight construction and acoustic linings BCA 2022 C2D9, Specification 6 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mechanical Air Handling Systems	Existing Areas - BCA E2.2, F4.11, AS/NZS 1668.1-1998 & Part 2-1991 and Raw Fire Engineering report. Cutaway Cultural Facility Area BCA 2022 Specification 21, AS 1668.1-2015 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Portable Fire Extinguishers	Existing Areas - BCA E1.6, AS 2444-2001 Cutaway Cultural Facility Area BCA 2022 Clause E1D14, AS 2441-2001 & Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke Detectors and Heat Detectors	Existing Areas - BCA Spec E2.2a Clause 4, AS 1670.1-2004 and Raw Fire Engineering report. Cutaway Cultural Facility Area Heat Detectors to top of Lift Shafts – AS 1670.1-2018 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed/ Altered Fire Safety Measures
Smoke Doors	BCA 2022 Clause S11C2, S12C4 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke Dampers	Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke Seals	BCA 2022 Specification 12 Clause S12C4, AS 1530.7-2007 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wall-Wetting Sprinkler and Drencher Systems	Existing Areas - BCA C3.4, AS 2118.1-1999 and Raw Fire Engineering report. Cutaway Cultural Facility Area (Level 2) Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Warning And Operational Signs	Existing Areas - BCA Clause D2.23 Cutaway Cultural Facility Area BCA 2022 CD3D28, E3D4 & Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Emergency Management Plan	AS3745-2010 and Cutaway Cultural Facility Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
FIRE ENGINEERING			
Fire Safety Engineering report of Raw Fire Engineering Report Ref No. S100616_FER_06_Rev D dated 02/07/15 (Raw Fire Engineering report):	<p>Fire Safety Engineering report of Raw Fire Engineering Report Ref No. S100616_FER_06_Rev D dated 02/07/15 (Raw Fire Engineering report):</p> <p>Elements of this report retained and not superseded by the Fire Engineering Report issued by RED Fire dated 3 Feb 2026 are as follows:</p> <ul style="list-style-type: none"> Item 4 - Carparking Travel distances Item 5 – Discharge of fire stairs to all areas other than Cutaway Item 6 – non-fire isolated stair serving the pump room Basement Lvl 2 	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed/ Altered Fire Safety Measures
	<ul style="list-style-type: none"> Item 7 - SSISEP for the Carpark areas of the building Item 8 – Sprinklers to AS 2118.1-1999 to all areas other than Cutaway <p><i>Note: All other parts of the Base Building Fire Engineering report have been superseded as per Appendix J in Fire Engineering Report issued by Red Fire, dated 3 Feb 2026.</i></p>		
Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026 (Cutaway Cultural Facility)	<p>Fire Safety Engineering Report issued by Red Fire Engineers, Revision V08, Ref JN22-00157, dated 3 Feb 2026 (Cutaway Cultural Facility). BCA 2022 C1P1, C1P2, C1P4, C1P7, D1P2, D1P4, D1P6, E1P1, E1P3, E1P4, E2P2, E2P4, E4P3</p> <ul style="list-style-type: none"> - Volume and fire rating of fire compartments - Reduction of FRL for retail, café, market use - Roof skylight within 3m of boundary - Linings to Internal non-loadbearing fire walls - BOH Dressing rooms - Direction of Egress doors opening - Egress width reduction to listed areas in report - Omission of panic bars to certain areas Ground to Level 2 - Extended Travel distances - Rationalising Mechanical Smoke Exhaust and Egress - Reduced Aggregate egress - Main Switch room Access route - Omission of Sprinkler coverage to listed areas - Omission of Smoke Detection to listed areas - Detection Zone Areas and EWIS variations - Omission of External Exit signs - Additional Internal Fire Hydrants - Omission of FHR to some listed areas - Egress discharge across adjoining allotments 	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DESIGN DOCUMENTATION

The following architectural documentation was reviewed as part of this assessment;

Drawing No.	Title	Prepared By	Revision	Date
20040	Basement Level 1 Plan - Zone 1	FJC Studio	T	03/06/2025
20050	Basement Level 2 Plan - Zone 1	FJC Studio	R	23/05/2025
20000	Ground Floor Plan - Zone 1	FJC Studio	ZD	03/06/2025
27000	Ground Floor Plan - Zone 1	FJC Studio	O	06/06/2025
20010	Level 1 Floor Plan - Zone 1	FJC Studio	ZE	04/06/2025
27010	Level 1 Floor Plan - Zone 1	FJC Studio	K	03/06/2025
20020	Level 2 Floor Plan - Zone 1	FJC Studio	ZC	03/06/2025
27020	Level 2 Floor Plan - Zone 1	FJC Studio	M	06/06/2025
20030	Roof Plan - Zone 1	FJC Studio	R	03/06/2025
20041	Basement Level 1 Plan - Zone 2	FJC Studio	J	10/06/2025
20051	Basement Level 2 Plan - Zone 2	FJC Studio	Q	23/05/2025
20001	Ground Floor Plan - Zone 2	FJC Studio	ZB	03/06/2025
27001	Ground Floor Plan - Zone 2	FJC Studio	M	03/06/2025
20011	Level 1 Floor Plan - Zone 2	FJC Studio	Z	03/06/2025
27011	Level 1 Floor Plan - Zone 2	FJC Studio	M	06/06/2025
20021	Level 2 Floor Plan - Zone 2	FJC Studio	ZB	03/06/2025
20022	Level 2 Floor Plan - Zone 4	FJC Studio	S	03/06/2025
27021	Level 2 Floor Plan - Zone 2	FJC Studio	O	03/06/2025
20031	Roof Plan - Zone 2	FJC Studio	R	03/06/2025
20042	Basement Level 1 Plan - Zone 3	FJC Studio	Q	03/06/2025
20002	Ground Floor Plan - Zone 3	FJC Studio	Y	03/06/2025
27002	Ground Floor Plan - Zone 3 & Zone 4	FJC Studio	H	06/06/2025
20012	Level 1 Floor Plan - Zone 3	FJC Studio	ZB	03/06/2025
20003	Ground Floor Plan - Zone 4	FJC Studio	C	03/06/2025

INFORMATION RELIED UPON

The following additional documentation was reviewed as part of this assessment, and has been relied upon in confirming compliance for those elements listed / certified or confirmed as compliant;

- Application form for Crown Certificate issued by Stephen Baker of Infrastructure NSW, dated 09/08/2024
- Fire Safety Engineering Report No. JN22-00157, Revision V08 issued by RED Fire Engineers Pty Ltd, dated 03/02/2026
- Access Design Compliance Statement issued by Anthony Leuzzi and David Goding of MGAC a Jensen Hughes Company, dated 16/07/2024

- Structural Design Certificate and associated Structural Plans issued by Geoff Bills of TTW (NSW) Pty Ltd, dated 20/06/2025
- Design Certificate for Fire Systems issued by Chris O'Neill and Ghassan Fatayerji of Precision Fire Protection Services Pty Ltd.
- Design Certificate for Civil Works issued by Colin Rope of TTW, dated 03/06/2025
- Design Statement for Electrical Services issued by Rob Beck of O&S Consulting Pty Ltd, dated 20/06/2025
- Design Certificate for Mechanical Services issued by Shannon Hanly-Jones of New Edge Group, dated 20/06/2025
- Fire Brigade Close Out Letter issued by Matthew Rowley of Fire and Rescue NSW, dated 03/02/2026
- Email confirming no comments issued to Mo Moradi of RED Fire Engineers Pty Ltd, dated 03/02/2026
- Green Travel Plan No. 211853, Revision 1 issued by Michael Babbage of TTW, dated 24/05/2024
- SSD Condition B65 Landscaping Submission issued by Natalie Burrello of FDC, dated 07/03/2025
- Council Approval Letter for SSD-47498458 – Condition B65 Landscaping Plans issued by Michael Stephens of City of Sydney, dated 26/03/2025

Information previously relied upon in Crown Certificate GDL240065.3.1, dated 12/03/2025;

- Information Document for Crown Certificate issued by Stephen Baker of Infrastructure NSW, dated 09/08/2024
- Design Statement for Electrical Services issued by Rob Beck of O&S Consulting Pty Ltd, dated 10/03/2025
- Civil Design Certificate for CDVC4 issued by Colin Rope of TTW (NSW) Pty Ltd, dated 04/03/2025
- Design Certificate for Automatic Fire Protection Systems issued by Chris O'Neill and Ghassan Fatayerji of Precision Fire Protection Services Pty Ltd, dated 19/02/2025
- Design Certificate for Emergency Warning System issued by Ryan Williamson of Force Fire & Safety, dated 10/03/2025
- Design Certificate for Mechanical Services issued by Shannon Hanly-Jones of New Edge Group, dated 17/02/2025
- Unexpected Finds Procedure issued by Peter Colak and Emma Thomy of FDC, dated 10/02/2025
- Site Audit Interim Advice for Unexpected Find Protocol issued by James Davis of Enviroview Pty Ltd, dated 12/02/2025
- Structural Design Certificate and associated Structural Plans issued by Geoff Bills of TTW (NSW) Pty Ltd, dated 10/03/2025

Information previously relied upon in Crown Certificate GDL240065.2, dated 23/10/2024;

- Crown Certificate Application issued by Stephen baker of Infrastructure NSW, dated 15/04/2024
- Fire Engineering Report No. JN22-00157, Revision V02 issued by Mo Moradi (BDC3187) of Red Fire Engineers Pty Ltd, dated 24/06/2024
- Design Statement for Waste Rooms issued by Nathan Fu of n2 Engineering Consultants, dated 12/08/2024
- EC5 Timber Structural Performance-Based Design Brief issued by Alex Zecevic and Geoff Bills of TTW (NSW) Pty Ltd, dated 09/04/2024
- Design Certificate for External Waterproofing issued by Cassandra Halpin-Smyth of FJC Studio, dated 05/07/2024
- Design Certificate for Food and Beverage Services issued by Nisha Ghantwal of Mack Group, dated 08/08/2024
- Design Statement for Waste Services issued by Cassandra Halpin-Smyth of FJC Studio, dated 18/06/2024
- Structural Design Certificate and associated Structural Plans issued by Geoff Bills of TTW (NSW) Pty Ltd, dated 04/09/2024
- Safety Data Sheet for Adelaide Black – Exfoliated issued by Sam the Paving Man
- Design Statement for External Wall System Disclosure issued by Dwayne van Halewijn of TTW (NSW) Pty Ltd, dated 14/06/2024
- Safety Data Sheet for Italia Porphyry – Natural Split issued by Sam the Paving Man
- Access Design Compliance Statement issued by Anthony Leuzzi and David Goding of MGAC a Jensen Hughes Company, dated 16/07/2024

- Structural Performance Solution for CLT and EC5 Timber, issued by TTW, dated 3/10/2024
- Lift Shaft Ventilation details drawing number NEG-ME-SD-Z2-L1-108, issued by New Edge Group, dated 6/09/2024

Information previously relied upon in Crown Certificate GDL240065.1, dated 22/07/2024;

- Information document for Crown Certificate issued by Stephen Baker of Infrastructure NSW, dated 15/04/2024
- Annual Fire Safety Statement issued by Shaun Wanless of Cushman & Wakefield, dated 16/07/2023
- Design Statement (Section J JV3 Report) for Hydraulic Services issued by Nathan Fu of n2 Engineering Consultants, dated 01/07/2024
- Design Certificate for IR (Infrared) Hearing Augmentation System issued by Matthew Virgona of Concept Audio Visual, dated 04/06/2024
- Email advising that a Written Report Will Not be provided in this instance issued by Peta Solomakos of Fire and Rescue NSW, dated 12/07/2024
- Fire Engineering Report No. JN22-00157, Revision V02 issued by Mo Moradi (BDC3187) of Red Fire Engineers Pty Ltd, dated 24/06/2024
- Accreditation Details for Glenn Rachmaninoff (Accreditation No. F020880D) of Precision Fire Protection Services, dated 12/07/2024
- Peer Review of Fire Performance Based Design Brief (Project No. 143998.01, Revision B) issued by Richard Green of Holmes, dated 16/07/2024
- Design Certificate for Wet Area Waterproofing issued by Cassandra Halpin-Smyth of FJC Studio, dated 18/06/2024
- Existing Structure Assessment (CDVC2) and associated plans issued by Barry Young of TTW (NSW) Pty Ltd, dated 21/06/2024
- Non-structural Earthquake Design Statement issued by Cassandra Halpin-Smyth of FJC Studio, dated 02/07/2024
- Letter regarding Construction Certificate Assessment (No. AC03 v1) issued by Ida Larrazabal of Arup, dated 09/07/2024
- Design Statement for Architectural Non-Structural Element issued by Daniel Bambic of X-clusive Group Australia Pty Limited
- Architectural Specification Document, Revision 03 issued by FJC Studio, dated 17/06/2024
- Design Statement for Water Efficient Fixtures and Fittings issued by Nathan Fu of n2 Engineering Consultants, dated 04/06/2024
- Design Certificate for Mechanical Services issued by Shannon Hanly-Jones of New Edge Group, dated 16/07/2024
- Design Certificate and associated plans for Automatic Fire Protection Systems – CFSP issued by Chris O'Neill and Glenn Rachmaninoff of Precision Fire Protection Services Pty Ltd, dated 12/07/2024
- Design Certificate for Coolroom issued by Nectar Kounavis of Patra Group Pty Ltd, dated 30/05/2024
- CV for Nathan Fu (Principal Hydraulic/Fire Engineer) issued by n2 Engineering Consultants
- External Wall System Disclosure Statement (Design) for external wall systems and wall elements issued by Dwayne van Halewijn of TTW (NSW) Pty Ltd, dated 14/06/2024
- Design Statement for Grease and Liquid Waste Traps issued by Nathan Fu of n2 Engineering Consultants, dated 04/06/2024
- Design Statement for Hydraulic Services issued by Nathan Fu of n2 Engineering Consultants, dated 23/05/2024
- Design Statement for Crime Prevention Through Environmental Design (CPTED) issued by Peter Colak of FDC Constructions Pty Ltd, dated 26/06/2024
- Data Sheet for slip details of Adelaide Black (Flooring) issued by Sam the Paving Man
- Letter regarding Fire Engineering Report (No. JN22-00157, Version 01, Dated 31/05/2024) for Architectural Elements issued by Cassandra Halpin-Smyth of FJC studio, dated 18/06/2024
- Design Statement for Skylight (Compliance with Section J - Non-services requirements) issued by Elizabeth Carpenter of FJC studio, dated 16/07/2024

- Design Statement for Disability Access issued by David Goding of Morris Goding Access Consulting, dated 16/07/2024
- Design Certificate CDVC2 and associated plans for Structural Works issued by Geoff Bills of TTW (NSW) Pty Ltd, dated 18/07/2024
- Letter regarding Fire Bolts to Fire Rated Doors issued by Daniel Bambic of X-clusive Group Australia Pty Limited
- Confirmation of Engagement of Fire Penetration Contractor / Consultant issued by Peter Colak of FDC Construction (NSW) Pty Ltd, dated 30/05/2024
- Design Certificate for Lift 1: 11819539 issued by Dinesh Kanagasasingam of Schindler Lifts Australia Pty Ltd, dated 08/07/2024
- Design Certificate for electrical services issued by Christopher Habijanec of MDE Group, dated 15/07/2024
- NCC2019 (Amendment 1) Section J JV3 Report No. SY223456-00, Revision 2 issued by E. Chan of Northrop, dated 03/07/2024
- Section J Design Statement for Compliance with Section J - Non-services requirements issued by Elizabeth Carpenter of FJC Studio, dated 16/07/2024
- Access Design Statement issued by David Goding of Morris Goding Access Consulting, dated 16/07/2024
- Structure Statement CDVC2 for Level 2 Mezzanine Catwalk steel structure issued by Geoff Bills of TTW (NSW) Pty Ltd, dated 18/07/2024

Information previously relied upon in Crown Certificate GDL240065, dated 14/05/2024;

- Information document for Crown Certificate issued by Stephen Baker of Infrastructure NSW, dated 15/04/2024
- Letter regarding Confirmation of Demolition and Structural Documentation of SSDA issued by Elizabeth Carpenter of FJC Studio, dated 10/04/2024
- Existing Structure Assessment – CC1 issued by Barry Young of TTW (NSW) Pty Ltd, dated 10/04/2024
- Design Certificate for Structural Works issued by Geoff Bills of TTW (NSW) Pty Ltd, dated 10/04/2024
- Annual Fire Safety Statement issued by Shaun Wanless of Cushman & Wakefield, dated 12/08/2022
- SafeWork NSW Conditional Restricted Demolition Licence issued by Fiona Hayman of SafeWork NSW, dated 11/04/2024
- Cutaway Excavation Impact Assessment No. 305001481 TW2, Revision 0 (SSD Condition B16) issued by Terence Huang of Stantec Australia Pty Ltd, 12/04/2024
- Statement of Compliance for Demolition Works issued by Hayden Miller of Executive Demolition Pty Ltd, dated 16/04/2024
- Cutaway Demolition Methodology and associated plans issued by Executive Demolition Pty Ltd
- Plans for Existing Services Locations (Project Overview Plan, Plan for Cutaway Barangaroo,1 Merriman St, Barangaroo, Geoscope Legend Page) issued by Geoscope Utility Detection Services Pty Ltd, dated 02/04/2024
- Memorandum of Insurance for Public & Products Liability issued by Gavin Parkinson of Arthur J. Gallagher & Co (Aus) Pty Ltd, dated 27/04/2023
- Long Service Levy Receipt of Payment No. L0000146321, dated 18/03/2024
- Letter regarding Confirmation of Cutaway Design Team Engagement (SSD Condition B6) issued by Elizabeth Carpenter of FJC Studio, dated 05/04/2024
- Registered Surveyor Declaration for Construction Certificate 1 on SSD Condition B32 issued by Mohsen Rabbaniha of Seam Spatial Pty Ltd, dated 03/04/2024
- Construction Pedestrian and Traffic Management Plan No. 211853, Revision 1 (SSD Condition B56) issued by Michael Babbage and Sophie Slade of TTW (NSW) Pty Ltd, dated 16/04/2024
- Construction Noise and Vibration Management Sub-Plan – CNVMP No. FDC3564, Revision 1.0 (SSD Condition B59) issued by Laura Lapena and Jason Cameron of Acoustic Studio, dated 18/04/2024
- Arboricultural Report (SSD Conditions B54 and B66) issued by Martin Peacock of Martin Peacock Tree Care, dated 11/04/2024
- Letter regarding qualifications of Martin Peacock of Martin Peacock Tree Care, dated 11/04/2024

- Letter of Confidence regarding 6 Star Green Star certified rating and demonstration of compliance with SSD Condition B18 and B19 issued by Ian Van Eerden of Northrop, dated 04/04/2024
- Surveyor Identification Report for Construction Certificate 1, SSD Conditions B30 & B41 issued by Mohsen Rabbaniha of Seam Spatial Pty Ltd, dated 03/04/2024
- Air Quality Management Sub Plan No. J-02337, Revision V1 (Final) (SSD Condition B60) issued by Scott Bamford of Property Risk Australia Pty Ltd, dated 05/04/2024
- Soil and Water Management Plan No. 200290, Revision A (SSD Condition B64) issued by Hilton Palmer of FDC Construction (NSW) Pty Limited, dated 05/04/2024
- Letter regarding SSD Condition B67 (Compliance with Acoustic Assessment) issued by Mathew Simon of Arup, dated 04/04/2024
- Access Report for DDV1 issued by David Goding of Morris Goding Access Consulting, dated 13/04/2024
- Community Communication Implementation Plan No. 200290, Revision 0.1 issued by PC of FDC Construction (NSW) Pty Ltd, dated 25/03/2024
- Community Communication Strategy No. 200290, Revision, 1.1 – for DPHI issued by PC of FDC Construction (NSW) Pty Ltd approval, dated 28/03/2024
- Construction Environmental Management Plan No. 200290, Revision A issued by Hilton Palmer of FDC Construction (NSW) Pty Limited, dated 10/04/2024
- Email advising details of 24-hour site contact issued by Emily Slabbert of FDC, dated 24/04/2024
- Endorsement of the construction traffic management plan by TfNSW sent via email, dated 22/04/2024
- Dilapidation Report – Public Domain No. 24080 issued by Douglas Sandilands of Project Solutions Pty Limited, dated 18/03/2023
- Dilapidation Report – Local & State Property No. 24080 issued by Douglas Sandilands of Project Solutions Pty Limited, dated 18/03/2023
- Dilapidation Report – Void: Perimeter Fencing No. 24080 issued by Douglas Sandilands of Project Solutions Pty Limited, dated 17/04/2024
- Dilapidation Report – NSW Property No. 24080 issued by Douglas Sandilands of Project Solutions Pty Limited, dated 18/03/2023
- Construction Operational Management Plan No. 200290 issued by X FDC Construction (NSW) Pty Ltd
- Flora and Fauna Management Plan No. 200290, Revision A issued by HP of FDC Construction (NSW) Pty Ltd, dated 10/04/2019
- Dial Before You Dig, No. 36555574 (SSD Condition B39) Document issued by Dial Before You Dig
- Email advising of Endorsement of the construction traffic management plan by TfNSW (SSD Condition B56) subject to conditions issued by Hilton Palmer of FDC
- Letter regarding the preparation of the Air Quality Management Sub-Plan and author (SSD Condition B60) issued by Wayne Duffy of WD Environmental Consulting Pty Ltd, dated 21/03/2024.
- Construction Traffic Management Plan - Barangaroo Cutaway Fitout CPTMP Rev 2. Management Plan issued by FDC, dated 29 April 2024.
- Structural Plans Drawing Numbers ST-BCY-1151 Rev D, ST-BCY-1152 Rev B, ST-BCY-3001 Rev C, ST-BCY-5101 Rev C, ST-BCY-5102 Rev C, ST-BCY-5201 Rev C, ST-BCY-5202 Rev C, issued by Geoff Bills of TTW, dated 5/04/2024
- SSD Condition B33 statement issued by Infrastructure NSW, dated 8/05/2024
- SSD Condition B33 statement of compliance issued by Curio Projects, dated 8/05/2024
- SSD Condition B33 Heritage Interpretation plan, issued by Curio projects dated 18/10/2022
- SSD Condition B33 Place naming convention document, issued by Infrastructure NSW, dated May 2024
- SSD Condition B33 signage style guide, issued by Corlette version V8, dated Jan 2023

EXCLUSIONS

This statement relates only to the assessment and application of the Building Code of Australia to the proposed building works contained within the Design Documentation listed below and excludes: -

- General (non-BCA) electrical, mechanical, hydraulic building services
- Service providers requirements relating to electricity, gas, water and telecommunications
- Disability (Access to Premises – Buildings) Standards 2010 compliance is not covered by this statement.
- This statement relates to BCA compliance only and excludes any requirements for development consent or conditions of any approval documents, or any other form of planning or certification obligations required by the Environmental Planning and Assessment Act 1979 or any other legislation.
- Any existing elements of the building, which includes external walls, roof and façade elements, as well as any other existing elements of the base building, as this statement relates to BCA confirmation of new works only, and not any existing elements or portions of the building
- Any elements the subject of the documentation / information relied upon, or the conditions are not the liability of Group DLA as reliance upon this documentation, certification and information in issuance of this statement.

CONDITIONS OF APPROVAL

PART A – CONDITIONS OF CONSTRUCTION

BCA CLAUSE	Comments
BCA 2022	The construction works must be undertaken and installed in accordance with the requirements of BCA 2022 and any referenced Australian Standards in BCA 2022, except where varied by any Fire Safety Engineering Performance Solutions.
BCA Compliance	Works are to be constructed in accordance with the requirements of the BCA Report issued by Group DLA, and the requirements of the documentation and reports listed in this Crown Certificate, and any Performance Solutions issued for the works.
Fire Safety Engineering	All requirements of the Fire Engineering report are to be designed and constructed to meet compliance with the requirements of the Fire Engineering Report issued by RED Fire dated 3 Feb 2026, compliance is to be confirmed by the Design Consultants, Managing Contractor, Sub Contractors and Red Fire Engineers.
Disabled Access	Disabled Access is to be provided for in the Cutaway Fitout works in accordance with BCA Part D2, D4, E4 and Part E3, and is to be confirmed on completion by a Disabled Access consultant prior to completion of the works.
C2D11	<p>Materials must have fire hazard properties in accordance with BCA 2022 C2D11 and Specification 7 as follows: -</p> <ul style="list-style-type: none"> • <u>Floor Coverings</u> <ul style="list-style-type: none"> (i) a critical radian flux not less than 1.2kW/m² sprinkler protected • <u>Wall and Ceiling linings</u> <ul style="list-style-type: none"> (i) Public Corridors - group number of 1 or 2; and (ii) Auditorium – group number 1,2 or 3 (iii) Other Areas – group number 1,2 or 3 • <u>Air handling ductwork</u> <ul style="list-style-type: none"> (i) Rigid and flexible ductwork must comply with the fire hazard properties set out in AS 4254 – 1995 • <u>Insulation, Curtains and other elements</u> <ul style="list-style-type: none"> (i) Other Materials are to comply with Specification 7 of BCA 2022 (ii) Curtain Blinds or similar décor – Flammability Index of 6 or less

BCA CLAUSE	Comments
	<p>Note: BCA referenced has specific Australian Standards that must be complied with in determining the above requirements, consult BCA Spec 7 to establish the relevant testing requirements prior to specifying, ordering or installing finishes.</p> <p>Note 2: Excludes elements varied or required by Red Fire FSE Report referenced in the Crown Certificate.</p>
C4D15	Fire Seals to Services and other Penetrations (Penetrations to fire rated walls, floors, ceilings, shafts or the like) – Any new fire seals, fire dampers, fire collars or the like are to be provided and installed to achieve compliance with BCA Clause C4D15, and the referenced Australian Standards AS 4072.1-2005 and AS 1530.4-2014 as referenced in the BCA 2022.
Helical Stair	<p>The Helical Stair in the lobby/foyer is to be designed and constructed to comply with BCA Clause NSW D3D14 for going and riser compliance.</p> <p>Note: The stair in the lobby has been determined as being a Helical stair for the purpose of the BCA.</p>
Electrical Supply	Electrical sub mains and cables/conductors are to be installed, upgraded and constructed to achieve compliance with BCA 2022 NSW Clause I4D53
Section JV3 Report	Works are to be constructed and installed in accordance with the Section JV3 Report, issued by Northrop
Fire Services	Any Fire Services being installation, modification or alteration must be undertaken in accordance with the listed standards of performance and BCA clause requirements of the Fire Safety Schedule.

This statement confirms compliance of the Design to BCA 2022 for the proposed works and is reliant upon the listed documentation, design certification and plans referenced, as well as compliance with the conditions of this document.



Charles Slack-Smith
Director