

14/05/2024

Our Ref: GDL240065

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)**

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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 for Stage 1 being Demolition and Sub Structure works only.

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
Property Address	RFQ INSW3845 - Cutaway Fitout Works - 1 Merriman Street, Barangaroo NSW 2000
Client	Infrastructure NSW
Date	29/04/2024
Proposal	Internal fitout of Cutaway space at Barangaroo headland

### DEVELOPMENT DESCRIPTION

Proposed Works	Description
Classification(s):	9b
Use of Building/Part:	Assembly (Events and cultural space)
Subject Area (Area of Works):	Stage 1 - Demolition and Substructure works only

### 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

### 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.
- The regulatory compliance of existing components/areas of the premises/site unaffected by the works.
- Disability (Access to Premises – Buildings) Standards 2010 compliance.
- 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 are excluded, including any existing external walls or associated weatherproofing, as this statement relates to BCA confirmation of new works only, and not an assessment of any existing elements or portions of the building.
- Any elements the subject of the documentation 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.

## 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 Fire Safety Measures
ACCESS PANELS, DOORS, AND HOPPERS TO FIRE-RESISTING SHAFTS	BCA Clause C3.13	<input checked="" type="checkbox"/>	<input type="checkbox"/>
AUTOMATIC FAIL-SAFE DEVICES	BCA Clause D2.21	<input checked="" type="checkbox"/>	<input type="checkbox"/>
AUTOMATIC FIRE DETECTION AND ALARM SYSTEMS	BCA Spec E2.2a, Clause 4, AS 1670.1-2004 (refer Raw Fire Engineering report below)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
AUTOMATIC FIRE SUPPRESSION SYSTEMS (SPRINKLER SYSTEM)	BCA Spec E1.5, AS 2118.1-1999 (refer Raw Fire Engineering report below)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EMERGENCY LIGHTING	BCA E4.2 & E4.4, AS 2293.1-2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SOUND SYSTEM AND INTERCOM SYSTEMS FOR EMERGENCY PURPOSES	BCA E4.9, AS 1670.4-2004 (refer Raw Fire Engineering report below)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXIT SIGNS	BCA E4.5, E4.6 & E4.8, AS 2293.1-2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FIRE CONTROL ROOM	BCA Spec E1.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FIRE DAMPERS	BCA C3.15, AS/NZS 1668.1-1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FIRE DOORS	BCA C2.12, C2.13, C3.4, C3.5, C3.7 C3.8, C3.10, AS 1905.1-2005, AS 1735.11-1986	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FIRE HYDRANT SYSTEMS	BCA E1.3, AS 2419.1-2005 (refer Raw Fire Engineering report below)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FIRE SEALS PROTECTING OPENINGS IN FIRE-RESISTING COMPONENTS	BCA C3.16, AS 1530.4-2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HOSE REEL SYSTEMS	BCA E1.4, AS 2441-2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LIGHTWEIGHT CONSTRUCTION	BCA Spec C1.8, AS 1530.4-2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MECHANICAL AIR HANDLING SYSTEMS	BCA E2.2, F4.11, AS/NZS 1668.1-1998 & Part 2-1991 (refer Raw Fire Engineering report below)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PORTABLE FIRE EXTINGUISHERS & BLANKETS	BCA E1.6, AS 2444-2001	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS AND HEAT DETECTORS	BCA Spec E2.2a Clause 4, AS 1670.1-2004 (refer Raw Fire Engineering report below)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WALL-WETTING SPRINKLER AND DRENCHER SYSTEMS	BCA C3.4, AS 2118.1-1999 (refer Raw Fire Engineering report below)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WARNING AND OPERATIONAL SIGNS	BCA Clause D2.23, EP&A Reg 2000 Clause 183	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>FIRE ENGINEERING:</b>			
Fire Safety Engineering report of Raw Fire Engineering Report Ref No. S100616_FER_06_Rev D dated 02/07/15:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Combustible goods must not be stored above 7m in the Cultural Space.			

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed Fire Safety Measures
	<ol style="list-style-type: none"> <li>2. Openings exposed to the allotment boundary.</li> <li>3. The skylights, roof lights, roof opening for the tower and other unprotected openings are located within 3m of the allotment boundary.</li> <li>4. <del>The existing Harbour Control Tower is considered to be a different building with a firewall separating the two; however, the openings are unprotected and thus do not comply with Provisions C3.2.</del> <b>Building Demolished</b></li> <li>5. The travel distance in the Cultural Space on the ground floor is up to 60m to the nearest exit and 120m between alternative exits.</li> <li>6. The ground level is provided with 22.8m of unobstructed exit width in lieu of the 25m required by the DTS provisions for a population of 2,500 persons.</li> <li>7. The southern and northern exits from the ground floor have an aggregate clear width of 17.5m and 5.3m respectively.</li> <li>8. Deletion of Smoke hazard management - In lieu of automatic smoke exhaust to the main public space, the enclosure is provided with natural venting via the roof lights.</li> <li>9. Travel distances in the carparking levels are up to 60m to the nearest exit and 120m between alternative exits.</li> <li>10. In the plant room at the north end (north of grid line 1), the travel distance is permitted to be up to 30m to a single exit.</li> <li>11. In the park maintenance plant room near the vehicle ramp entrance, the travel distance is up to 27m to the nearest point of choice.</li> <li>12. On the vehicle ramp to Towns Place, travel distance is up to 55m to the nearest exit in lieu of 40m and 109m between alternative exits.</li> <li>13. The covered area of discharge from fire stairs ST03 and ST04 is open for less than 1/3 of its perimeter.</li> <li>14. <del>The fire isolated stair from the Harbour Control Tower discharges into the Cultural space in lieu of a road or open space.</del> <b>Building Demolished</b></li> <li>15. The non-fire isolated stair serving the pumphouse below basement level 2 discharges into Basement level 2 in lieu of a level with direct egress to a road or open space.</li> <li>16. The voice message intelligibility requirements of AS 1670.4 will not be achieved.</li> <li>17. Departure to Sprinkler Specification E1.5 and referenced documents being NFPA 13:1999. The sprinkler system shall comply with AS2118.1-1999 throughout all areas except for below the pre-cast element structure in the ground floor cultural centre and the northern approach where the system will comply with NFPA 13:2013 – Clause 8.6.4.1.2(5).</li> </ol>		
<p>Fire Safety Engineering report of Red Fire report no. JN17-00079 R1 14/07/17 re the demountable offices:</p> <ol style="list-style-type: none"> <li>1. Reduced FRL of sheds to be Type C instead of Type A.</li> <li>2. Extended travel distances exceeding 40m in the cultural space. Reduced total egress width in the existing building, based on the proposed occupant number, to be 23m instead of 55m.</li> <li>3. Omission of zone smoke control system in the proposed office sheds (Class 5).</li> <li>4. Omission of automatic sprinkler system coverage to; elevated space underneath the proposed office sheds; and the elevated space between lower.</li> </ol>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

## DESIGN DOCUMENTATION

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

Drawing No.	Titled	Prepared by	Revision	Dated
21000	Demolition / Bulk Excavation Ground Floor Plan - Zone 1	fjcstudio	A	08/04/2024
21001	Demolition / Bulk Excavation Ground Floor Plan - Zone 2	fjcstudio	A	08/04/2024
21002	Demolition / Bulk Excavation Ground Floor Plan - Zone 3	fjcstudio	A	08/04/2024
21010	Demolition / Bulk Excavation Level 1 Floor Plan - Zone 1	fjcstudio	A	08/04/2024
21011	Demolition / Bulk Excavation Level 1 Floor Plan - Zone 2	fjcstudio	A	08/04/2024
21012	Demolition / Bulk Excavation Level 1 Floor Plan - Zone 3	fjcstudio	A	08/04/2024
21020	Demolition / Bulk Excavation Level 2 Floor Plan - Zone 1	fjcstudio	A	08/04/2024
21021	Demolition / Bulk Excavation Level 2 Floor Plan - Zone 2	fjcstudio	A	08/04/2024
21040	Demolition / Bulk Excavation Basement Plan - Zone 1	fjcstudio	A	08/04/2024
21041	Demolition / Bulk Excavation Basement Plan - Zone 2	fjcstudio	A	08/04/2024

## SUPPLEMENTARY DOCUMENTATION

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;

- 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 fjcstudio, 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 fjcstudio, 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

## - CONDITIONS OF APPROVAL

### PART A – CONDITIONS OF CONSTRUCTION

BCA CLAUSE	Comments
<b>BCA 2022</b>	The construction works must be undertaken and installed in accordance with the requirements of BCA 2022 and any referenced Australian Standards in BCA 2019.
<b>Fire Services</b>	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.
<b>Fire Engineering</b>	Any requirements of the Fire Safety Engineering report are to be incorporated into the construction of the proposed works the subject of this Crown Certificate / BCA Design statement.

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