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BUILDING CODE OF AUSTRALIA ASSESSMENT STATEMENT

For

State Significant Development Application

At

Site 4-6 Bligh Street

Sydney, NSW 2000

Client: Holdmark

Report: CF20024-ST01

Date: 19/12/24

BCA STATEMENT

4-6 Bligh Street, Sydney

1.0 EXECUTIVE SUMMARY

This BCA assessment statement has been prepared by Advance Building Approvals to accompany a detailed State Significant Development Application (SSDA) for the mixed-use redevelopment proposal at 4-6 Bligh Street, Sydney. The site is legally described as Lot 1 in Deposited Plan 1244245.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-48674209).

This report concludes that the proposed mixed-use hotel and commercial development is suitable and warrants approval subject to the implementation of the following appropriate compliance measures.

BCA Performance Assessments in respect of:

- Fire resistance and separation
- Fire suppression
- Safe movement and egress
- Occupant health and amenity

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.

2.0 INTRODUCTION

1.1 Purpose

This report has been prepared to accompany an SSDA for the for the mixed-use redevelopment proposal at 4-6 Bligh Street, Sydney (SSD- 48674209).

The Council of the City of Sydney, as delegate for the Minister for Planning and Public Spaces (**the Minister**), is the Consent Authority for the SSDA under an Instrument of Delegation issued by the Minister on 3 October 2019.

The application seeks consent for the construction of a 59-storey mixed-use hotel and commercial development. The purpose of the project is to revitalise the site and deliver new commercial floorspace and public realm improvements consistent with the City's vision to strengthen the role of Central Sydney as an international tourism and commercial destination.

A separate development consent (D/2018/892) relating to early works for the proposed application was granted for the site on 31 January 2020. Consent was granted for the demolition of the existing site structures, excavation and shoring of the site for three basement levels (to a depth of RL9.38m) to accommodate the proposed mixed-use hotel and commercial development. As such, this application does not seek consent for these components and instead seeks to rely upon and activate D/2018/892 for early works.

Specifically, development consent is sought for:

- Site establishment, including removal of three existing trees along the Bligh Street frontage and de-commissioning and removal of an existing substation (s2041) on the site.
- Construction of a 59-storey hotel and commercial office tower. The tower will have a maximum building height of RL225.88 (205m) and a total gross floor area (GFA) provision of 26,796sqm, and will include the following elements:
 - Five basement levels accommodating a substation, rainwater tank, hotel back of house, plant and services. A porte cochere and four service bays will be provided on basement level 1, in addition to 105 bicycle spaces and end of trip facilities on basement level 2, and 28 car parking spaces.
 - A 12-storey podium accommodating hotel concierge and arrival at ground level, conference facilities, eight levels of commercial floor space and co-working facilities, and hotel amenities including a pool and gymnasium at level 12.
 - 42 tower levels of hotel facilities including 421 hotel keys comprising standard rooms, suites and a penthouse.
 - Two tower levels accommodating restaurant, bar, back of house and a landscaped terrace at level 57.
 - Plant, servicing and BMU at level 59 and rooftop.
- Increase to the width of the existing Bligh Street vehicular crossover to 4.25m and provision of an additional 4m vehicular crossover on Bligh Street to provide one-way access to the porte cochere and service bays on basement level 1.
- Landscaping and public domain improvements including:
 - Replacement planting of three street trees in the Bligh Street frontage,
 - Construction of a landscape pergola structure on the vertical façade of the north-eastern and south-eastern podium elevations,
 - Awning and podium planters, and
 - Provision of a feature tree at the level 57 terrace.
- Identification of two top of awning building identification signage zones with a maximum dimension of 1200mm x 300mm. Consent for detailed signage installation will form part of a separate development application.
- Utilities and service provision.
- Installation of public art on the site, indicatively located at ground level.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 1 October 2022 and issued for the SSDA (SSD48674209).

Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Description of requirement	Section reference (this report)
4. Built Form and Urban Design	<ul style="list-style-type: none"> • Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. • Demonstrate how the proposed built form (layout, height, bulk, scale, 	<ul style="list-style-type: none"> • Architectural drawings • Design Report • Survey Plan • Building Code of Australia

	<p>separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.</p> <ul style="list-style-type: none"> • Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services. • Assess how the development complies with the relevant accessibility requirements. 	<p>Compliance Report</p> <ul style="list-style-type: none"> • Accessibility Report
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1.2 The Site

The site for the purposes of this SSDA is a single allotment identified as 4-6 Bligh Street, Sydney and known as Lot 1 in Deposited Plan 1244245. The site has an area of 1,218sqm, and is identified in Figure 1.

The site is relatively flat, with a slight slope ranging from 21m AHD in the north-western corner to 19.5m AHD in the south-western corner.

The site is located within the north-eastern part of Central Sydney in a block bound by Bligh Street to the west, Hunter Street to the south, Chifley Square/Phillip Street to the east, and Bent Street to the north. The surrounding buildings are generally characterised by a mix of commercial office and hotel uses with ground level retail, restaurant and café uses and are of varying heights, ages and styles, including a number of State and local listed heritage buildings.

The site is also located in proximity to a number of Sydney Metro City & Southwest (opening 2024) and Sydney Metro West (opening 2030) station sites.

Specifically, the site is located to the immediate east of the Sydney Metro Hunter Street station (east site), which is located on the corner of Hunter Street and Bligh Street, and approximately 350m east of the Sydney Metro Hunter Street station (west site). The Hunter Street station sites are part of the Sydney Metro West project. SEARs for the preparation of Concept SSDAs for the sites were issued in August 2022.

Approximately 150m to the south of the site is Sydney Metro Martin Place Station site, located to the south of Hunter Street between Castlereagh Street and Elizabeth Street. The Martin Place Station site is currently under construction and forms part of the Sydney Metro City & Southwest project.

The site is occupied by a vacant commercial office building with ground floor retail and basement car parking known as “Bligh House”. Completed in 1964, Bligh House is a 17-storey tower inclusive of a three-storey podium with the podium levels built to the Bligh Street alignment and the tower setback from the street frontage. The building was designed by Peddle Thorp and Walker and was constructed as part of the post-World War II development boom in the Sydney CBD. The podium overhang along the footpath provides continuous pedestrian protection. Vehicle access to the site is off Bligh Street via a single 2.6m wide driveway that is restricted by a security gate under one-lane, two-way access arrangements. The driveway provides access to the basement car park, containing 21 car parking spaces.

The site contains no vegetation; however, two existing street trees are located adjacent to the site boundary on Bligh Street.

Development consent for the demolition of the existing site structures, excavation and shoring of the site for three basement levels (to a depth of RL9.38m) was granted by City of Sydney on 31 January 2022 (D/2018/892).

Figure 1 – Site Identification Plan



Source: Urbis

1.4 Referenced Documents

This report is based on assessment of information obtained from the client. This includes the following architectural drawings prepared by Woods Bagot issued on 09 December 2022:

SSDA DRAWING LIST		
Number	Name	Scale
00	Cover	
DA0000	Cover Sheet	
DA0001	Drawing List	NTS
11 Overall Arrangement		
DA1001	Context Analysis	1:1000
DA1002	Environmental Analysis	1:1000
DA1003	Existing Site Plan	1:500
A1004	Proposed Site Plan	1:500
DA1005	Setback Diagrams	1:250
DA1006	Shadow Diagrams	NTS
22 Floor Plan		
DA22B1	Basement Level 01	1:100
DA22B2	Basement Level 02	1:100
DA22B3	Basement Level 03	1:100
DA22B4	Basement Level 04	1:100
DA22B5	Basement Level 05	1:100
DA2200	Ground Floor	1:100
DA2201	Level 01 - Events	1:100
DA2202	Level 02 - Meeting and Co-Working	1:100

DA2203	Level 03 to 09 - Commercial	1:100
DA2210	Level 10 - Commercial	1:100
DA2211	Level 11 - Plant	1:100
DA2212	Level 12 - Wellness	1:100
DA2213	Level 13 - Plant	1:100
DA2214	Level 14-32 - Rooms	1:100
DA2233	Level 33 - Plant/Rooms	1:100
DA2234	Level 34-45 - Rooms	1:100
DA2246	Level 46-53 - Suites	1:100
DA2254	Level 54 - Plant/Suites	1:100
DA2255	Level 55 - Penthouse	1:100
DA2256	Level 56 - Suites	1:100
DA2257	Level 57 - Restaurant	1:100
DA2258	Level 58 - Bar	1:100
DA2259	Level 59 - Plant	1:100
DA2260	Roof	1:100
32 Elevations		
DA3201	North East & North West Elevation	1:500
DA3202	South East & South West Elevations	1:500
33 Sections		
DA3301	Section A-A and B-B	1:500
42 Detail Arrangement		
DA4201	Ground Facade Interface to Sofitel Wentworth	1:20
DA4202	Ground Steps Details	1:20
DA4203	Ground Facade Interface to City Mutual	1:20
DA4204	Level 01 Facade Interface to City Mutual	1:20
DA4205	Level 01 Entry Awning	1:20
DA4206	Level 01 Facade Interface to Sofitel Wentworth	1:20
DA4207	Level 01 to Commercial Facade	1:20
DA4208	Typical Commercial Façade	1:20
DA4209	Typical Commercial Facade Lightwell	1:20
DA4210	Commercial Facade to Pool Edge	1:20
DA4211	Typical Hotel Façade Type 1A	1:20
DA4212	Typical Hotel Facade Type 1B	1:20
DA4213	Typical Hotel Façade Type 2A	1:20
DA4214	Typical Hotel Façade Type 2B	1:20
DA4215	Typical Hotel Façade Type 2C	1:20
DA4216	Typical Hotel Facade Type 3	1:20
DA4217	Typical Plant Room Facade Type 1	1:20
DA4218	Typical Plant Room Facade Type 2	1:20
DA4219	Typical Plant Room Facade Type 3	1:20
DA4220	Level 12 Canopy	1:20
64 Detail: Schedules		
DA6401	GFA Plans	1:500
DA6402	GFA Plans	1:500
DA6403	GFA Plans	1:500
DA6404	GFA Plans	1:500
70 Townscape		
DA7001	Townscape Renders	NTS
DA7002	Townscape Renders	NTS
DA7003	Townscape Renders	NTS

DA7004	Townscape Renders	NTS
DA7005	Townscape Renders	NTS
DA7006	Ground Level Render	NTS
DA7007	Bligh Street Render	NTS
DA7008	Aerial View Render	NTS
DA7009	City View Render	NTS
DA7010	Domain Render	NTS
90 Finishes		
DA9001	Finishes Board	NTS

2.0 DESCRIPTION OF BUILDING UNDER BUILDING CODE OF AUSTRALIA (BCA)

2.1 Classification

The proposed development attracts the following BCA classifications:

Part of building	Use	BCA Classification
Basement 05	Carparking, Plant	7a
Basement 04	Carparking, Plant	7a
Basement 03	Back-of House, storage, plant	7b
Basement 02	Sanitary facilities, storage, plant	7b
Basement 1	Vehicle circulation, storage, plant	7a, 7b
Ground	Hotel lobby, Porte Cochere	9b, 7a
Level 01	Function room	9b
Level 02	Commercial/meetings	5, 9b
Level 03- Level 10	Commercial	5
Level 11	Pool plant	-
Level 12	Pool/gym/function	9b
Level 13	Plant	-
Level 14 – Level 32	Hotel suites	3
Level 33	Hotel suites/plant	3
Level 34-53	Hotel suites	3
Level 54	Hotel suites/plant	3
Level 55-56	Hotel suites	3
Level 57	Restaurant	6
Level 58	Bar	6
Level 59	Plant	-

2.2 Rise in Storeys

The rise in storeys of the development is 59 calculated in accordance with BCA clause C2D3

2.3 Effective Height

For the purposes of determining the required services and equipment and type of construction, the effective height of the hotel tower, calculated in accordance with BCA Schedule 3 is over 50m (RL c.225 -20.6).

2.4 Type of Construction

In accordance with the provisions of C2D2 the building is required to be of Type A Construction.

3.0 BCA COMPLIANCE CAPABILITY

It is noted that construction of the substantive development is anticipated to occur under the 2022 revision of the Building Code of Australia, scheduled to come into force in May to October 2023. The proposed works are thus assessed against, and considered capable of complying with, the performance requirements of the Building Code of Australia – **BCA 2022**.

The known changes introduced under the text of BCA 2022 are primarily in relation to energy efficiency measures in multiple housing, and introduction of specific provisions for certain Class 9b assembly buildings. More significantly, the schedule of referenced standards has been substantially updated.

Where required, “Performance Solutions” will be employed in accordance with the Performance Requirements of BCA 2022. Where “Performance Solutions” are to be employed, assessment and verification will generally be in accordance with the assessment methodology stipulated under Section A2.G2 of the BCA or via “Fire Safety Engineering” analysis in accordance with the “Fire Engineering Guidelines”. Attention is drawn to the more comprehensive requirements of BCA 2022 C1V4.

It is anticipated that “Performance Solutions” will be developed with regard to a number of issues, including, but not limited to the items under section 3.1 (below) of this report.

There is a fundamental design challenge in relation to habitable rooms, BCA 2022 retains a Performance Requirement F6P1 requiring an average daylight factor of 2% where the Deemed-to-Satisfy setback of required windows is not achieved from the allotment boundary. In the alternative, **suitable easements** will be required to support code requirements for openings and natural lighting of habitable rooms.

The draft text of BCA 2022 has presently been withdrawn by ABCB for ‘editorial corrections’. Attention is drawn to the delay in release of the formal NCC 2022 Energy Efficiency provisions which are presently awaiting endorsement by the States. It is understood that such energy efficiency provisions will be subject to various State & Territory Variations. The likely impact for non-housing development in NSW is yet to be known.

3.1 Performance Solutions

Item	Description of Non-Compliance	DTS Provision of BCA
Separation of Classifications	The proposed vehicular ramp interconnects the basement carpark/storage (Class 7a & 7b) and the ground level lobby levels (Class 9b)	Clause C3D8, C4D4
Number of exits/fire isolated exits	Fire isolated exits are required to serve the basement. Use of the EOT stair to reach a fire isolated stair involves discontinuous travel via non-fire-isolated stairway	BCA D2D4 and D2D12
Excessive travel distance on the residential floors	The proposed egress travel distance to a ‘point of choice’ to either of the two fire exits is in the order of up to 12m. Distance to a ‘point of choice’ to alternate exits from the pool deck is in excess of 20m unless egress occurs through adjoining tenancies.	BCA D2D5
Location of Fire Hydrant Booster/Fire control room and Fire control room	Fire fighting infrastructure serving the development is located at the base of tower near street level adjacent the principal entrance. However access to the booster, FCR and valve room is situated under cover in vehicular circulation areas within the footprint of the subject development.	BCA E1P3, E1P5, E1D15

Smoke hazard management	Interconnection of the storeys at or near ground level will complicate the prescribed method of smoke hazard management for storeys in assembly buildings, and buildings having an effective height in excess of 25m (being a smoke exhaust system and zone pressurisation system respectively)	BCA E2D5, E2D6, Spec 20
Natural light	Required setbacks of walls having windows serving hotel bedrooms are approximately 6 metres under Deemed-to-Satisfy requirement. Proposed setback of habitable rooms is as low as 3 metres. Daylighting assessment required as part of Performance Assessment.	BCA F6D5

3.2 Essential Fire Safety Measures

As this is a new development, all the required essential fire safety measures will be designed and installed to comply with BCA 2022. Discussions with the relevant services design consultants are ongoing to ensure appropriate spatial allowances are incorporated in the design.

3.3 Conclusion

This statement has been provided to accompany the Development Application submission. It is our opinion that the proposed building works are capable of complying with the provisions of the Building Code of Australia 2022, subject to the resolution of items noted herein including departures from the “deemed to satisfy” requirements for which Alternate Solutions are proposed.

The non-compliances will be addressed prior to the issue of the Construction Certificate. Detailed construction drawings are to be provided at Construction Certificate application stage, demonstrating compliance with the BCA. It is not expected that implementing the above alternate solutions will affect the proposal to the extent that it will become inconsistent with the subject drawings.



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