



STEVE WATSON
& PARTNERS

CELINE - 37 ARCHER STREET – MIXED USE DEVELOPMENT

BCA Assessment Report Report 2024/2197 R1.0

Prepared for Hyecorp
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Steve Watson and Partners Pty Ltd

SYDNEY	Level 17, 456 Kent Street, Sydney NSW 2000
MELBOURNE	Level 8, 350 Queen Street, Melbourne, VIC 3000
BRISBANE	Level 3, 276 Edward Street, Brisbane, QLD 4000
CANBERRA	Level 1, Unit 14, 27 Hopetoun, Circuit, Deakin ACT 2600

Phone +61 2 9283 6555
Phone: +61 3 9380 5552
Phone: +61 7 3088 2333
Phone: +61 2 6100 6606

info@stevewatsonandpartners.com.au www.stevewatsonandpartners.com.au

ABN 33 600 478 402

Principal Certifying Authority - Steve Watson & Partners



Project Contacts

Client:	Hyecorp
Architect:	Fuse Architects

Revision History

Revision No:	Date:	Revision Details:	Author:
R1.0	Thursday, 1 May 2025	Final report	Timothy Abovian

Disclaimer:

This report is based on a desktop audit of preliminary documentation only. Details contained in the report address issues of significance to broad BCA compliance relevant to this stage of design resolution.

This report is based on a review of the design documentation only. It represents a compliance report for “documentation to this point in time” and will be subject to amendment and expansion as project documentation develops.



1.0 Executive Summary

This BCA Compliance Statement has been prepared by Steve Watson & Partners to accompany a detailed State Significant Development Application (SSDA) for the development of a mixed use residential tower with infill affordable housing at 37 Archer Street, Chatswood NSW 2067. The site consists of attached townhouses within a large rectangular lot. The legal description of the site is outlined in Table 1 below.

Table 1 Legal Description

Property Address	Title Description
37 Archer Street, Chatswood NSW 2067	SP 38065
Project Site Area	2,201m2

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-73277714).



2.0 Introduction

The application seeks consent for the demolition of existing structures on the site and the development of a residential apartments (including affordable housing), commercial office space, food and beverage uses and retail tenancies with servicing areas and parking contained within the building's basement. A publicly accessible through site-link is also proposed providing a direct connection between Archer and Bertram Streets and allowing opportunities for outdoor dining and passive recreation.

Specifically, the SSDA seeks development consent for:

- Demolition of existing buildings, structures and trees.
- Excavation of the site to a basement depth of RL RL71.85mm.
- Construction of a mixed-use building to 28 storeys (RL184.25m) comprising residential and commercial uses.
- The development of 125 apartments (including 28 affordable housing units) with residential amenities and services, commercial office space, food and beverage tenancies and retail uses.

3.0 Description

The proposal is for a 28-storey building with 6-levels of basement below. The development contains the following uses:

- Residential apartments: A total of 125 apartments (including 28 affordable housing units) comprising 29 x 1 bed apartments, 55 x 2 bed apartments, 30 x 3 bed apartments and 11 x 4 bed apartments with recreational facilities at Level 8.
- Office tenancies: occupying levels 2 and 3.
- Retail tenancies: double storey retail units fronting Bertram Street.
- Food and beverage tenancies: ground level.
- Basement parking: 154 car spaces, 9 motorbike spaces, 28 bicycle spaces and end of trip facilities.
- Servicing and plant equipment.
- Publicly accessible landscaped through site link.
- The gross floor area (GFA) for the proposed development is described below:
 - Total GFA: 14,230sqm
 - Residential GFA:12,318sqm
 - Non-residential: GFA:1,912sqm

Affordable housing will be provided in the form of a monetary contribution and floorspace within the proposed development.

The purpose of the project is to provide a high-quality mixed-use development in an accessible location within the Chatswood CBD, providing new market and affordable housing opportunities complemented by commercial and retail uses within this well serviced location.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 12 July 2024 and issued for the SSDA (SSD-73277714). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 2 – SEARs Requirements

Item	Description of Requirement	Section Reference (this Report)
1. Built Form and Urban Design	Assess how the development complies with the relevant BCA requirements.	Section 6.0 in this report.



Item	Description of Requirement	Section Reference (this Report)
(Building Code of Australia Report)		

5.0 The Site

The site is located at 37 Archer Street, Chatswood within the Willoughby Local Government Area (LGA). The site is legally described as SP 38065 and has an area of 2,201m². The existing development includes two buildings (multi-unit housing) of up to three storeys in height which accommodate a total of 14 dwellings. The existing development includes an inground swimming pool fronting Archer Street and single level of basement parking which is accessed from Bertram Street. Pedestrian entries are available from Bertram and Archer Street. Vegetation within the site includes planter boxes through the central circulation spaces and established trees around the site's perimeter. Street trees, comprising native species, along the site's western frontage form part of an attractive and distinctive avenue of trees.

The site is situated on the southern edge of the Chatswood CBD. The immediately surrounding area has been zoned for more intensive development and is intended to support mixed use development including high density residential uses. The existing character of the area is evolving.

The urban context surrounding the site is characterised by a mix of residential, commercial, and retail uses. The surrounding locality is described below:

North: The site is bounded to the north by low scale residential development including townhouses and single dwelling properties. This land is zoned to support high-rise mixed use development including buildings with heights up to RL246.8m. Along Archer Street proposals for mixed use towers have been lodged for properties at 51-55 Archer Street and 57-61 Archer Street.

East: The site is bound to the east by Bertram Street which comprises a two-way local road and borders the western edge of the South Chatswood Heritage Conservation Area. A locally listed heritage item at 34 Neridah Street is situated directly opposite.

South: A development application for a 14-storey mixed use development has been lodged for 31-44 Archer Street which is situated immediately to the south of the site. This area provides a transition to low scale residential uses contained within the South Willoughby Conservation Area located on the southern side of Johnson Street. There is a locally significant heritage item at 27 Archer Street.

West: To the west the site is bound by Archer Street which comprises a four-lane classified road. Existing development on Archer Street comprises medium density residential towers of 7 storeys and higher. The area has been zoned for taller buildings of up to 90m. Further to the west is the Chatswood transport interchange and Pacific Highway, linking to the CBD and wider Greater Sydney region.

The site benefits from excellent access to public and active transport and is within walking distance of the Chatswood Interchange, which provides rail and metro connections to North Sydney, Macquarie Park, and the Sydney CBD. Bus services run along Archer Street and provide connections to Chatswood and Crows Nest.

Figure 1 Site Aerial



2. The travel distance to a single exit from the ground floor loading dock via the northern 'residential lobby' is currently 46m in lieu of 20m per Cl. D2D5. A second exit is also required from this space under Cl. D2D3. Use of the carpark entry gate as an exit will need to be reviewed as part of detailed design on a performance basis and design changes otherwise accommodated such that compliant travel distances are achieved.
3. A performance solution is currently proposed to permit up to 40m to a point of choice in lieu of 20m from behind the pool area on level 08. Design changes will be required in the event these extended distances cannot be supported on a performance basis at detailed design stage.
4. Fire hydrants must generally be located within fire stairs such that compliant coverage is provided throughout the building. A performance solution during detailed design may be required to permit intermediate on floor hydrants.
5. Fire hose reels must generally be located within 4m from an exit such that compliant coverage is provided throughout the building except for the Class 2 residential use areas. Compliance will need to be demonstrated as part of detailed design, including Retail Tenancy 01 on the ground floor.
6. Fire extinguishers required within 10m of every residential SOU entry door. Compliance will need to be documented as part of detailed design.

Performance Solutions:

Item	Non-Compliance	DTS Clause	Description	Performance Requirement(s)
1.	Type of construction required	C2D2 & Spec. 5	To permit reduced FRLs for storage areas from 4hrs to match the surrounding 2hr carpark use areas on basement levels 01 & 03-06.	C1P1 & C1P2
2.	Type of construction required	C2D2 & Spec. 5	To permit reduced FRLs for the ground floor loading dock from 4hrs to match the surrounding 3hr retail use.	C1P1 & C1P2
3.	Type of construction required	C2D2 & Spec. 5	To permit an unenclosed, non-fire separated public corridor serving residential SOUs on level 08.	C1P2
4.	Fire-resisting construction	C2D2 & S5C11	To permit skylights within trafficable roof, which will not maintain the required FRL for the floor slab.	C1P2 & C1P8
5.	Protection of openings in external walls	C4D3	To omit protection to the following external wall openings located within 3m of and exposed to the southern property boundary: <ul style="list-style-type: none"> - Ground floor carpark entry swing door/gates. - Façade glazing between level 01-08. 	C1P8
6.	Number of exits	D2D3	To permit level 01 of Retail 04 and	D1P4 & E2P2



Item	Non-Compliance	DTS Clause	Description	Performance Requirement(s)
	required		Retail 05 to be provided with a single exit in lieu of two.	
7.	Exit travel distances	D2D5	To permit travel distances of up to 40m to a point of choice in lieu of 20m from the pool area on level 08.	D1P4 & E2P2
8.	Exit travel distances	D2D6	To permit travel distances between alternative exits of up to 70m in lieu of 60m on basement level 01.	D1P4 & E2P2
9.	Exit travel distances	D2D5	To permit travel distances to a point of choice from residential SOUs of up to 10m in lieu of 6m between levels 03-11.	D1P4 & E2P2
10.	Distance between alternative exits	D2D6	To permit alternate fire stair FS-03 & FS-04 scissor stair exit doors being located less than 9m.	D1P4 & E2P2
11.	Travel via fire isolated exits.	D2D12	The paths of discharge from the fire stairs FS-01, FS-03 & FS-04 on the ground floor necessitate passing within 6m of external wall openings that require protection unless omitted or varied under a performance solution.	D1P5 & E2P2
12.	Discharge from exits	D2D15	To permit alternative fire stair FS-03 & FS-04 exits that do not discharge as far apart as practical.	D1P5 & E2P2
13.	Fire hydrants	E1D2	To permit the booster assembly not located within 20m of every principal building entry per AS2419.1-2021.	E1P3
14.	Sprinklers	E1D4	To permit sprinkler control valves being located in the basement fire pump room in lieu of having direction access to open space.	E1P4

7.0 Conclusion

We confirm the design as shown on the drawings referenced in Appendix A can achieve compliance with the BCA subject to further detail at the design development stage. The design will be subject to a Construction Certificate to ensure all aspects of the design will comply with BCA requirements including any performance-based determinations.



Appendix A - Referenced Documentation

The following documentation was used in the preparation of this report:

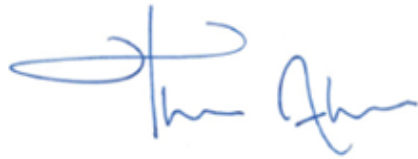
Drawing No.	Title	Issue	Date	Drawn By
SSDA 001	COVER SHEET	A	20/03/2025	Fuse Architects
SSDA 002	DEVELOPMENT SUMMARY	A	20/03/2025	Fuse Architects
SSDA 003	CONTEXT ANALYSIS	A	20/03/2025	Fuse Architects
SSDA 004	SITE ANALYSIS	A	20/03/2025	Fuse Architects
SSDA 005	SITE PLAN	A	20/03/2025	Fuse Architects
SSDA 006	DEMOLITION PLAN	A	20/03/2025	Fuse Architects
SSDA 007	TREE REMOVAL PLAN	A	20/03/2025	Fuse Architects
SSDA 101	BASEMENT 06 PLAN	A	20/03/2025	Fuse Architects
SSDA 102	TYPICAL BASEMENT 03-05 PLAN	A	20/03/2025	Fuse Architects
SSDA 103	BASEMENT 02 PLAN	A	20/03/2025	Fuse Architects
SSDA 104	BASEMENT 01 PLAN	A	20/03/2025	Fuse Architects
SSDA 105	BASEMENT 01 MEZZANINE PLAN	A	20/03/2025	Fuse Architects
SSDA 106	GROUND FLOOR PLAN	A	20/03/2025	Fuse Architects
SSDA 107	LEVEL 01 PLAN	A	20/03/2025	Fuse Architects
SSDA 108	LEVEL 02 PLAN	A	20/03/2025	Fuse Architects
SSDA 109	LEVEL 03 PLAN	A	20/03/2025	Fuse Architects
SSDA 110	TYPICAL LEVEL 04-07 PLAN	A	20/03/2025	Fuse Architects
SSDA 111	LEVEL 08 PLAN - COS	A	20/03/2025	Fuse Architects
SSDA 112	TYPICAL LEVEL 09-11 PLAN	A	20/03/2025	Fuse Architects
SSDA 113	LEVEL 12 PLAN	A	20/03/2025	Fuse Architects
SSDA 114	TYPICAL LEVEL 13-20 PLAN	A	20/03/2025	Fuse Architects
SSDA 115	TYPICAL LEVEL 21-24 PLAN	A	20/03/2025	Fuse Architects
SSDA 116	TYPICAL LEVEL 25-26 PLAN	A	20/03/2025	Fuse Architects
SSDA 117	LEVEL 27 PLAN	A	20/03/2025	Fuse Architects
SSDA 118	ROOF PLAN	A	20/03/2025	Fuse Architects
SSDA 201	NORTH ELEVATION	A	20/03/2025	Fuse Architects
SSDA 202	SOUTH ELEVATION	A	20/03/2025	Fuse Architects
SSDA 203	EAST ELEVATION (BERTRAM STREET)	A	20/03/2025	Fuse Architects
SSDA 204	WEST ELEVATION (ARCHER STREET)	A	20/03/2025	Fuse Architects
SSDA 205	SECTION A	A	20/03/2025	Fuse Architects
SSDA 206	SECTION B	A	20/03/2025	Fuse Architects
SSDA 207	DRIVEWAY SECTIONS	A	20/03/2025	Fuse Architects
SSDA 208	BASEMENT RAMP SECTIONS	A	20/03/2025	Fuse Architects
SSDA 301	UNIT TYPE- ADAPTABLE 1	A	20/03/2025	Fuse Architects
SSDA 302	UNIT TYPE- ADAPTABLE 2	A	20/03/2025	Fuse Architects
SSDA 303	UNIT TYPE- ADAPTABLE 3	A	20/03/2025	Fuse Architects



SSDA 304	UNIT TYPE- ADAPTABLE 4	A	20/03/2025	Fuse Architects
SSDA 305	UNIT TYPE- ADAPTABLE 5	A	20/03/2025	Fuse Architects
SSDA 306	UNIT TYPE- ADAPTABLE 6	A	20/03/2025	Fuse Architects
SSDA 307	UNIT TYPE- ADAPTABLE 7	A	20/03/2025	Fuse Architects
SSDA 308	UNIT TYPE- ADAPTABLE 8	A	20/03/2025	Fuse Architects
SSDA 309	UNIT TYPE- ADAPTABLE 9	A	20/03/2025	Fuse Architects
SSDA 401	SHADOW DIAGRAMS SHEET 1	A	20/03/2025	Fuse Architects
SSDA 402	SHADOW DIAGRAMS SHEET 2	A	20/03/2025	Fuse Architects
SSDA 403	SUNEYE VIEW DIAGRAMS 1	A	20/03/2025	Fuse Architects
SSDA 404	SUNEYE VIEW DIAGRAMS 2	A	20/03/2025	Fuse Architects
SSDA 405	SUNEYE VIEW DIAGRAMS 3	A	20/03/2025	Fuse Architects
SSDA 406	SUNEYE VIEW DIAGRAMS 4	A	20/03/2025	Fuse Architects
SSDA 501	GFA DIAGRAMS SHEET 1	A	20/03/2025	Fuse Architects
SSDA 502	GFA DIAGRAMS SHEET 2	A	20/03/2025	Fuse Architects
SSDA 503	GFA DIAGRAMS SHEET 3	A	20/03/2025	Fuse Architects
SSDA 504	GFA DIAGRAMS SHEET 4	A	20/03/2025	Fuse Architects
SSDA 505	LANDSCAPE AREA DIAGRAMS	A	20/03/2025	Fuse Architects
SSDA 506	NATURAL CROSS VENTILATION DIAGRAMS SHEET 1	A	20/03/2025	Fuse Architects
SSDA 507	NATURAL CROSS VENTILATION DIAGRAMS SHEET 2	A	20/03/2025	Fuse Architects
SSDA 508	NATURAL CROSS VENTILATION DIAGRAMS SHEET 3	A	20/03/2025	Fuse Architects
SSDA 509	SOLAR ACCESS DIAGRAMS SHEET 1	A	20/03/2025	Fuse Architects
SSDA 510	SOLAR ACCESS DIAGRAMS SHEET 2	A	20/03/2025	Fuse Architects
SSDA 511	SOLAR ACCESS DIAGRAMS SHEET 3	A	20/03/2025	Fuse Architects
SSDA 512	NO DIRECT SUNLIGHT SHEET 1	A	20/03/2025	Fuse Architects
SSDA 513	NO DIRECT SUNLIGHT SHEET 2	A	20/03/2025	Fuse Architects
SSDA 514	NO DIRECT SUNLIGHT SHEET 3	A	20/03/2025	Fuse Architects
SSDA 515	ADG PRIVACY SEPARATION	A	20/03/2025	Fuse Architects
SSDA 516	LEP HEIGHT PLANE DIAGRAM	A	20/03/2025	Fuse Architects
SK.02	AFFORDABLE HOUSING DIAGRAMS SHEET 1	A	20/03/2025	
SSDA 601	AFFORDABLE HOUSING DIAGRAMS SHEET 1	A	20/03/2025	Fuse Architects
SSDA 701	PHOTOMONTAGE 1	A	20/03/2025	Fuse Architects
SSDA 702	PHOTOMONTAGE 2	A	20/03/2025	Fuse Architects
SSDA 703	PHOTOMONTAGE 3	A	20/03/2025	Fuse Architects
SSDA 704	PHOTOMONTAGE 4	A	20/03/2025	Fuse Architects

If you have any queries, please do not hesitate to contact me.

Kind regards,



Tim Abovian
Senior Building Regulations Consultant
Steve Watson and Partners Pty Ltd