

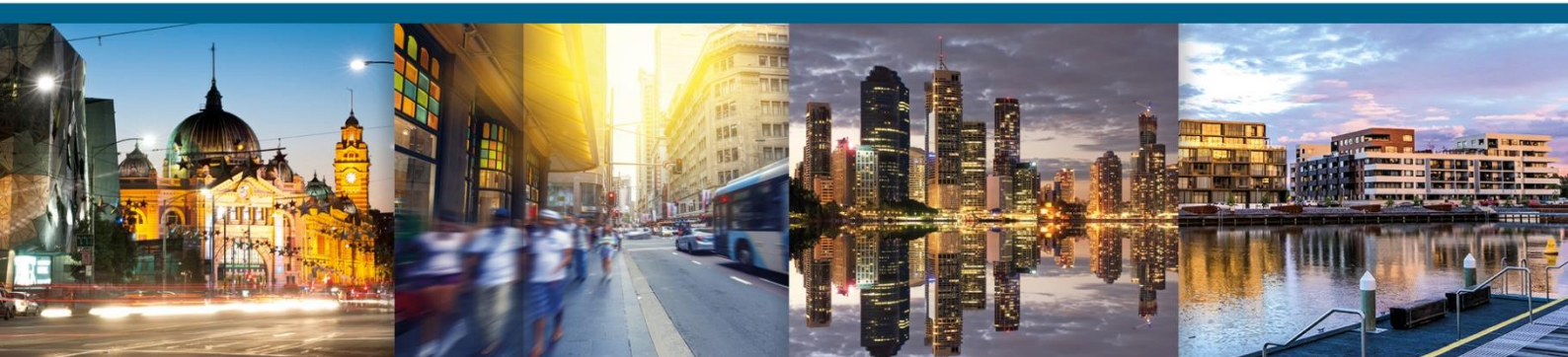


# Victoria Cross OSD – Concept Plan

155-167 Miller Street, 181 Miller Street, 187-189 Miller Street, and part of 65 Berry Street, North Sydney

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BCA compliance statement to accompany a MOD to the current approval  
(SSD 17\_8874)



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## Report Revision History

SWP Quality System	
Job Number / Reference:	2019/0506
Revision Number:	1.4
Issue Date:	16/07/2019

### Introduction

This report has been prepared to accompany a section 4.55(2) modification application to the State Significant Development (SSD) Concept Approval (reference SSD 17\_8874) granted for a commercial mixed-use Over Station Development (OSD) above the new Sydney Metro Victoria Cross Station.

This report presents the findings of a preliminary assessment undertaken by Steve Watson & Partners against the Deemed-to-Satisfy (DtS) provisions of Building Code of Australia (BCA) 2019.

It has been prepared by building regulations consultants and certifiers Steve Watson and Partners for Lendlease.

### Purpose

The assessment is undertaken for the purpose of, and to the extent necessary for, submission with the amended Development Application submission to the consent authority.



## Scope

The scope of this assessment is limited to the design documentation referenced in Appendix B of this report.

## Description of the current development approval

Concept Approval was granted for:

- A maximum building envelope, including street-wall and setbacks for the OSD
- A maximum building height of RL 230 or 168 metres, providing:
  - Approximately 40 commercial storeys and 2 additional storeys for rooftop plant for the high-rise portion of the building envelope;
  - Approximately 13 storeys for the lower eastern portion of the building envelope at RL 118 or 55 metres;
  - A maximum gross floor area (GFA) of 60,000sqm, excluding station floor space; and
  - Basement car parking for a maximum 150 parking spaces.

## Assessment / Conclusion

A review of the proposed design that forms part of the DA MOD scheme submission to the relevant consent authority has been undertaken. SWP confirm that the design as shown on the drawings referenced below are capable of achieving compliance with the BCA.

It is noted that aspects of the design are proposed to be addressed by way of a performance solution to meet the relevant performance requirements of the BCA however will be dealt with as part of the approval process.

The submission is for the consideration of the following alterations to the already approved concept:

- Reduction in the massing and overall dimensions of the building cantilever above the Miller Street special area setback;
- Relocation of building massing from the low-rise levels the tower, north of the through-site link, to the high-rise levels of the tower;
- Reduction of the Berry Street setback from 5 metres to 4.5 metres, extending the building envelope marginally to the north; and
- Increasing the approved maximum GFA for the over station development from 60,000sqm to 61,500sqm.



## Appendix A – Schedule of proposed statutory Fire Safety Measures

Measure	Standard of Performance
Access panels, doors and hoppers to fire resisting shafts	BCA2019 Clause C3.13 and tested prototypes (AS 1530.4 – 2014 and AS 4072.1-2005)
Automatic fail safe devices	Scheduled devices release upon trip of smoke detection and/or sprinkler activation in accordance with BCA2019 Clauses D2.19 and D2.21.
Automatic fire detection and alarm system (smoke detection system)	BCA2019 Clause 4 of Specification E2.2a, AS 1670.1 – 2018
Automatic fire detection and alarm system (smoke detection system to operate zone smoke control or stair pressurisation system)	BCA2019 Clause 7 of Specification E2.2a and AS/NZS 1668.1 – 2015 and AS 1670.1 - 2015
Automatic fire detection and alarm system (smoke detection system to automatically shut down air-handling system)	BCA2019 Clause 6 and 8 of Specification E2.2a and AS/NZS 1668.1 – 2015 (System monitoring in accordance with AS1670.3-2018)
Automatic fire suppression systems ( <i>Combined sprinkler and hydrant system</i> )	BCA2019 Specification E1.5, AS2118.1-2017, AS2419.1-2005 and AS 2118.6-2012 (combined sprinkler and hydrant systems in multistorey buildings)
Emergency lifts	BCA2019 Clause E3.4
Emergency lighting	BCA2019 Clause E4.2, E4.4 and AS 2293.1 – 2005
Emergency Warning Intercommunication System	BCA2019 Clause E4.9 and AS 1670.4 – 2018
Exit signs	BCA2019 Clause E4.5, NSW E4.6, E4.8 and AS 2293.1 – 2005
Fire control room	BCA2019 Specification E1.8
Fire dampers	BCA2019 Clause C3.15 and AS/NZS 1668.1 – 2015 (AS 1682.1-1990 and AS 1682.2-1990)
Fire doors	BCA2019 Specification C3.4 and AS 1905.1 – 2015
Fire hydrants systems	BCA2019 Clause E1.3, AS 2419.1 – 2005 and AS2118.6-2012
Fire seals protecting opening in fire resisting components of the building	BCA2019 Clause C3.15, Specification C3.15 and AS 1530.4 –2014 and AS 4072.1 – 2005 and installed in accordance with the tested prototype. <i>[Note: Systems tested to AS 1530.4 prior to 1 January 1995 need not be retested to comply with the provisions in AS 4072.1]</i>
Hose reel system	BCA2019 Clause E1.4 and AS 2441 – 2005
Mechanical air handling system ( <i>automatic shutdown of air-handling system</i> )	BCA2019 Clause E2.2 and AS/NZ 1668.1-2015
Mechanical air handling system ( <i>automatic air pressurisation system</i> )	BCA2019 Table E2.2a and AS/NZ 1668.1-2015
Mechanical air handling system ( <i>zone smoke control system</i> )	BCA2019 Table E2.2a and AS/NZ 1668.1-2015
Mechanical air handling system ( <i>carpark mechanical ventilation system</i> )	BCA2019 Table E2.2a and Clause 5.5 of AS/NZ 1668.1-2015 and fans with metal blades suitable for operation at normal temperature may be used and the electrical power and control cabling need not be fire rated



Measure	Standard of Performance
Portable fire extinguishers	BCA2019 Clause E1.6 and AS 2444 – 2001
Wall wetting sprinkler and drencher systems	BCA2019 Clause C3.4 and AS 2118.2 – 1995
Warning and operational signs	BCA2019 Clauses D2.23, D3.6, E3.3, E3.9, E3.10 and E1.8
Performance Solution by Warrington Fire	Additional measures will be specified within the Fire Engineering Report which will need to be included in the Construction Certificate

## Appendix B – Referenced Documentation

The following documents were used in the preparation of this report:

Drawing No.	Title	Issue	Date	Drawn By
A01.001	Building Envelope – Indicative Ground Floor Plan	7	05/07/2019	Batessmart
A01.002	Building Envelope – Miller Street Elevation	7	05/07/2019	Batessmart
A01.003	Building Envelope – East West Section	7	05/07/2019	Batessmart
A01.004	Building Envelope – North West Axonometric	7	05/07/2019	Batessmart
A01.005	Building Envelope – South West Axonometric	7	05/07/2019	Batessmart