Construction Certificate

Pursuant to Part 6 of the Environmental Planning & Assessment Act 1979

Certificate No.	CC-24149	
Type & Determination7A	Building Work	Approved
Date of Determination	07 March 2025	
+ Subject Land		
Lot + DP	Lot 3 and 4	DP 584287
Address	95-115 River Road, Greenwich NSW 2065	
Local Government Area	Lane Cove Council	
+ Applicant		
Name	Mrs. Katie Formston	
Company	Hammondcare	
Address	Level 4, 207B Pacific Highway, St. Leonards NSW 2065	
Contact Details	Mobile: 0438 541 641	Email: kformston@hammond.com.au
+ Owner		
Name	Hammondcare	
Address	Level 4, 207B Pacific Highway, St. Leonards NSW 2065	
Contact Details	Mobile: 02 8280 8455	Email: hccapitalworks@hammond.com.au
+ Description of Development		
Description	CC#1: Structure up to Level 3 of the HealthCare and Senior Living Buildings and associated early works which include services infrastructure and civil works only associated with the Greenwich Hospital Redevelopment – Detailed Design, comprising the design, staged construction and operation of the hospital and integrated healthcare campus. *1. This staged Construction Certificate has been issued for the building works described above only. Separate Construction Certificate/s will be required prior to commencement of any subsequent works.* *2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities, and excludes temporary ground anchors.*	
BCA Classification	Class 7a, 9a & 9c	
Applicable BCA	National Construction Code 2022 Volume 1 – Building Code of Australia	
Development Consent	SSD-13619238 dated 28 March 2024	
Statutory Certification	*Work completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021 as are referred to in Part 6 of the Environmental Planning & Assessment Act 1979*	
Approved Plans	Refer to Schedule 1	
Fire Safety Schedule	Refer to Schedule 2	
Conditions	Refer to Schedule 3	
+ Details of Certifying Authority		
Certifying Authority	BM PLUS G Pty Ltd	
Accreditation Number	BBC00037	
Signature		
Signed on Behalf of BM+G	Certifier's Name:	Brian Maguire
	Registration Number:	BDC: 0241

Liability limited by a scheme approved under Professional Standards Legislation

+ Schedule 1 – Schedule of Documentation

Approved Plans

+ Architectural Plans prepared by Bickerton Masters Architecture Pty Ltd:

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
AR-HST-0240	C1	02.09.2024	AR-HST-0241	C1	02.09.2024
AR-HST-0242	C1	02.09.2024	AR-HST-0243	C1	02.09.2024
AR-HST-0244	C1	02.09.2024	AR-HST-0245	C1	02.09.2024
AR-HST-0246	C1	02.09.2024	AR-HST-0247	C1	02.09.2024
AR-HST-0248	C1	02.09.2024	AR-HST-0249	C1	02.09.2024
AR-HST-0250	C1	02.09.2024	AR-HST-0251	C1	02.09.2024
AR-SLN-0210	C1	02.09.2024	AR-SLN-0211	C1	02.09.2024
AR-SLN-0212	C1	02.09.2024	AR-SLS-0210.1	C1	02.09.2024
AR-SLS-0210	C1	02.09.2024	AR-SLS-0211	C1	02.09.2024
AR-SLS-0212	C1	02.09.2024	AR-SLS-0213	C1	02.09.2024
AR-SW-00000	C1	02.09.2024	AR-SW-0100	C1	02.09.2024
AR-SW-0101	C1	02.09.2024	AR-SW-0110.1	C1	02.09.2024
AR-SW-0111	C1	02.09.2024	AR-SW-0121.1	C1	02.09.2024
AR-SW-0121.2	C1	02.09.2024	AR-SW-0121.3	C1	02.09.2024
AR-SW-0121.4	C1	02.09.2024	AR-SW-0121	C1	02.09.2024
AR-SW-0122	C1	02.09.2024	AR-SW-0124	C1	02.09.2024

In conjunction with the approved plans and specifications the following documentation was relied upon in issuing the Construction Certificate:

+ Documentation:

+ Item	+ Documentation	+ Prepared by	+ Date
1.	CC Application Form	HammondCare	13 September 2024
2.	Receipt of Payment - Long Service Levy – Receipt No. L0000171638	Long Service Corporation	29 November 2024
3.	Summary Cost Plan	Roberts Co.	04 August 2023
4.	Fire Engineering Report No. 22054-R01 – Issue No. 2	Innova Services Australia Pty Ltd	02 September 2024
5.	Initial Fire Safety Report will not be provided	Fire + Rescue NSW	26 September 2024
6.	Civil Design Compliance Declaration	Van Der Meer Consulting	October 2024
7.	Hydraulic Specification	JHA Consulting Engineers	11 September 2024
8.	Architectural Design Statement	Bickerton Masters Architecture Pty Ltd	11 September 2024
9.	Waterproofing Details	Bickerton Masters Architecture Pty Ltd	09 September 2024
10.	Drawing Register	Van Der Meer Consulting	Undated
11.	Structural Design Compliance Declaration	Van Der Meer Consulting	02 September 2024

+ Item	+ Documentation	+ Prepared by	+ Date
12.	Structural Certificate	Van Der Meer Consulting	03 October 2024
13.	Civil Drawings	Van Der Meer Consulting	09 October 2024
14.	Electrical Specification	JHA Consulting Engineers	26 June 2024
15.	Electrical Design Compliance Declaration	JHA Consulting Engineers	07 September 2024
16.	Notice of Requirements Section 73 Subdivider/Compliance Certificate	Sydney Water	27 March 2024
17.	Approval of Plan Strategy or Study – DA Condition A10	Department of Planning, Housing & Infrastructure	20 September 2024
18.	Approval of Plan Strategy or Study – DA Condition B5	Department of Planning, Housing & Infrastructure	09 October 2024
19.	Revised Staging Report	TSA Riley	29 August 2024
20.	Flood Management Certificate	WMS	15 August 2024
21.	Correspondence regarding DA Condition B5 Floor Management and Mitigation	Van Der Meer Consulting	11 September 2024
22.	Transport and Traffic Planning Certificate regarding DA Conditions B9 & B10	Transport and Traffic Planning Associates	28 June 2024
23.	Landscape Design Compliance	Taylor Brammer Landscape Architects Pty Ltd	17 September 2024
24.	Landscape Drawings	Taylor Brammer Landscape Architects Pty Ltd	02 September 2024
25.	Landscape Drawing No. ASW-2-102-VMP Area Hardwork Part 1_H.	Taylor Brammer Landscape Architects Pty Ltd	02 September 2024
26.	Landscape Drawing No. ASW-2-103-VMP Area Hardwork Part 2_H.	Taylor Brammer Landscape Architects Pty Ltd	02 September 2024
27.	Landscape Drawing No. ASW-3-102-I Planting VMP Part 1	Taylor Brammer Landscape Architects Pty Ltd	14 October 2024
28.	Landscape Drawing No. ASW-3-102 Planting VMP Part 1-H	Taylor Brammer Landscape Architects Pty Ltd	02 September 2024
29.	Landscape Drawing No. ASW-3-102 Planting VMP Part 2-H	Taylor Brammer Landscape Architects Pty Ltd	14 October 2024
30.	Consultation with residents on landscape plans	--	18 October 2024
31.	Consultation with residents on landscape plans	--	18 October 2024
32.	Correspondence regarding meet with neighbours regarding landscaping	HammondCare	08 October 2024
33.	Confirmation of attendance of site meeting	TSA Riley	18 October 2024
34.	Confirmation of meeting at Pallister House	HammondCare	17 October 2024

+ Item	+ Documentation	+ Prepared by	+ Date
35.	Dilapidation Report	Project Solutions Pty Ltd	10 September 2024
36.	Community Communication Strategy – construction to operational phase	HammondCare	Undated
37.	Correspondence regarding Construction Traffic and Pedestrian management Sub-Plan to Lane Cove Council	Transport and Traffic Planning Associates	Undated
38.	Correspondence regarding Construction Traffic and Pedestrian management Sub-Plan to Development Sydney	Transport and Traffic Planning Associates	Undated
39.	Construction Noise & Vibration Management Plan	Acoustic Logic	13 September 2024
40.	Constrution Waste Management Sub-Plan (CWMSP)	Hindmarsh	25 October 2024
41.	Correspondence regarding Site Auditor Engagement	HammondCare	25 October 2024
42.	Performance Based Design Brief/Fire Engineering Brief Questionnaire (FEBQ)	Fire + Rescue	09 June 2024
43.	Demolition Work Plan (DWP)	Central Civil (NSW) Pty Ltd	23 September 2024
44.	Civil Design Certificate	Van der Meer Consulting	19 November 2024
45.	Structural Statement	Van der Meer Consulting	27 November 2024
46.	Annual Fire Safety Statement	HammondCare	23 August 2024
47.	Builders Insurance Certificates of Currency	Hindmarsh Construction	Various
48.	Structural Certificate	Van der Meer Consulting	15 November 2024
49.	Design Compliance Declaration – Single Regulated Design – Civil Engineering – Andrew Wallis	Van der Meer Consulting	19 November 2024
50.	Certificate of Design - Hydraulic Services	JHA Consulting Engineers	29 September 2022
51.	Design Compliance Declaration – Single Regulated Design -	Innova Services Australia Pty Ltd	19 November 2024
52.	Civil Design Statement	Van der Meer Consulting	19 November 2024
53.	Geotechnical Certification	J K Geotechnics	18 November 2024
54.	Structural Drawings	Van der Meer Consulting	02 September 2024
55.	Pre-Construction Survey of Properties	HammondCare	14 November 2024
56.	Correspondence regarding letters to neighbours regarding dilapidation.	BM Plus G	26 November 2024
57.	Levy Receipt Instalment 1 – Receipt No. I0000173274	Long Service Corporation	19 December 2024
58.	Approval to pay Levy by Instalments	Long Service Corporation	17 December 2024
59.	Installment approval No. 00156828	Long Service Corporation	17 December 2024
60.	Email correspondence regarding installment request approved	TSA Riley	18 February 2025
61.	Design Certificate – Electrical Services	JHA Consulting Engineers	06 September 2024

+ Item	+ Documentation	+ Prepared by	+ Date
62.	Consultation with residents on landscape plans	Greenwich Hospital	18 October 2024
63.	Email correspondence regarding meeting confirmation to discuss landscape plans	HammondCare	18 October 2024
64.	Email correspondence regarding summary of the meeting and actions noted regarding approved landscape plans to Raymond Karslake and Fiona	HammondCare	29 November 2024
65.	Email correspondence regarding neighbour meeting and summary of meeting and actions notes re approved landscape plans to Alex Birrell	HammondCare	29 November 2024
66.	Email correspondence regarding neighbour meeting and summary of meeting and actions notes re approved landscape plans to Don Wang	HammondCare	29 November 2024
67.	Email correspondence regarding State Significant Development Consent for Detail Design confirmation of meeting date	HammondCare	03 October 2024
68.	Email correspondence regarding State Significant Development Consent for Detail Design and meeting acceptance	HammondCare	17 October 2024
69.	Email correspondence regarding Survey for Levels at 24 Gore Street	TSA Riley	18 October 2024
70.	Email correspondence regarding State Significant Development Consent for Detail Design to send link for documentation	HammondCare	26 November 2024
71.	Construction Environmental Management Plan (CEMP)	Hindmarsh	29 November 2024
72.	Survey Plans	LTS Lockley	19 August 2023
73.	Pre-CC Inspection Worksheet	BM+G Pty Ltd	13 September 2024
74.	Email Correspondence containing a link with Dilapidation Reports	Waratah Consulting Services	24 February 2025
75.	Declaration of No Access: Dilapidation Inspection – 121, 114, 107 River Road & 47, 41 & 39 Gore Street, Greenwich	Waratah Consulting Services	25 February 2025
76.	No Access Letter email chain	HammondCare	26 February 2025
77.	Dilapidation Report – 45 Gore Road, Greenwich	Waratah Consulting Services	17 February 2025
78.	Dilapidation Report – 20a St Vincent Road, Greenwich	Waratah Consulting Services	17 February 2025
79.	Dilapidation Report – 102 River Road, Greenwich	Waratah Consulting Services	17 February 2025
80.	Dilapidation Report – 112 River Road, Greenwich	Waratah Consulting Services	17 February 2025
81.	Dilapidation Report – 117a River Road, Greenwich	Waratah Consulting Services	19 February 2025

+ Item	+ Documentation	+ Prepared by	+ Date
82.	Dilapidation Report – 117b River Road, Greenwich	Waratah Consulting Services	19 February 2025
83.	Dilapidation Report – 10 St Vincent Street, Greenwich	Waratah Consulting Services	18 February 2025
84.	Dilapidation Report – 12 St Vincent Street, Greenwich	Waratah Consulting Services	19 February 2025
85.	Dilapidation Report – 14 St Vincent Street, Greenwich	Waratah Consulting Services	18 February 2025
86.	Dilapidation Report – 16 St Vincent Street, Greenwich	Waratah Consulting Services	19 February 2025
87.	Dilapidation Report – 18 St Vincent Street, Greenwich	Waratah Consulting Services	18 February 2025
88.	Dilapidation Report – 20 St Vincent Street, Greenwich	Waratah Consulting Services	17 February 2025
89.	Dilapidation Report – 24 Gore Street, Greenwich	Waratah Consulting Services	18 February 2025
90.	Dilapidation Report – 35 Gore Street, Greenwich	Waratah Consulting Services	18 February 2025
91.	Dilapidation Report – 37 Gore Street, Greenwich	Waratah Consulting Services	17 February 2025
92.	Dilapidation Report – 43 Gore Street, Greenwich	Waratah Consulting Services	19 February 2025
93.	Dilapidation Report – 49 Gore Street, Greenwich	Waratah Consulting Services	20 February 2025
94.	Dilapidation Report – 51 Gore Street, Greenwich	Waratah Consulting Services	18 February 2025
95.	Dilapidation Report – 53 Gore Street, Greenwich	Waratah Consulting Services	18 February 2025
96.	Dilapidation Report – 55 Gore Street, Greenwich	Waratah Consulting Services	20 February 2025
97.	Dilapidation Report – 110 River Road, Greenwich	Waratah Consulting Services	17 February 2025
98.	Dilapidation Report – 116 River Road, Greenwich	Waratah Consulting Services	20 February 2025
99.	Dilapidation Report – 116A River Road, Greenwich	Waratah Consulting Services	20 February 2025
100.	Dilapidation Report – 117 River Road, Greenwich	Waratah Consulting Services	19 February 2025
101.	Dilapidation Report – 118 River Road, Greenwich	Waratah Consulting Services	18 February 2025
102.	Dilapidation Report – 120 River Road, Greenwich	Waratah Consulting Services	19 February 2025
103.	Biodiversity Conservation Fund Payment Evidence	Department of Planning, Housing and Infrastructure	04 March 2025
104.	Email Correspondence from Department of Planning regarding Evidence of BCF payment	Department of Planning, Housing and Infrastructure	04 March 2025
105.	Email Correspondence regarding Dilapidation Reports	TSA	25 February 2025

Performance Solutions

In conjunction with the approved plans and specifications the following Performance Solutions were relied upon in issuing the Construction Certificate:

+ Proposed Performance Solution Reports

+ Item	+ Title of Report	+ Ref.	+ Company	+ Author	+ Date
Fire Safety Requirement					
PS-1.	Fire Engineering Report	22054-R01 Issue No. 2	Innova Services Australia Pty Ltd	Ben Hamilton (BDC3375)	02 September 2024

+ Schedule 2 – Fire Safety Schedule

Part 10 of the Environmental Planning and Assessment Act (Development Certification and Fire Safety) Regulation 2021.

Please note:

- A fire safety Schedule must deal with the whole of the building not just part of the building
- Please complete all sections in full using CAPITAL LETTERS

Section 1: Location of building

Address (Street No., Street Name, Suburb and Postcode)		
95 – 115 RIVER ROAD, GREENWICH NSW 2065		
Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable
LOT 3	DP 584287	GREENWICH HOSPITAL

Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

☒ Not applicable – Fire Safety Schedule is not being re-issued.

☐ Reissued Fire Safety Schedule (please state reason below)

Reason for Reissue of Schedule

☐ Original Schedule Lost or Destroyed ☐ Correction of errors or omissions.

Section 3: Reference Details (Section 78 of the Regulation)

Reference Type	Reference Number (if known)
CONSTRUCTION CERTIFICATE	CC-24149

Section 4: Fire Safety Measures for the building – excluding Critical Fire Safety Measures (Section 79 of the Regulation)

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
Current (Existing)		
1.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA CLAUSE E2.2. AS 1670.1
2.	BUILDING OCCUPANT WARNING SYSTEM	AS1670.4
3.	EMERGENCY LIGHTING	BCA CLAUSE E4.2, E4.4, AS 2293.1
4.	EXIT SIGNS	BCA CLAUSE E4.4, E4.5, E4.6. E4,8, AS 2293.1
5.	FIRE DOORS	BCA SPEC C3.5. C3.7 & C3.8, AS 1905.1
6.	HOSE REEL SYSTEMS	BCA CLAUSE E1.4, AS 2441
7.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1.6, AS 2444
8.	EVACUATION PROCEDURES	AS3745
9.	FIRE BLANKETS	AS2444

Proposed (New or Modified including section 84(6) of the Regulation)		
1.	ACCESS PANELS, DOORS & HOPPERS	BCA CLAUSE C4D14 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATIONS

2.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
3.	AUTOMATIC FAIL SAFE DEVICES	BCA CLAUSE D3D26
4.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA SPEC. 20 & BCA SPEC 23 AS 1670.1 – 2018
5.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. 17 AS 2118.6 – 2012
6.	EMERGENCY LIFTS	BCA CLAUSE E3D5 AS 1735.2 – 2001
7.	EMERGENCY LIGHTING	BCA CLAUSE E4D2 & E4D4 AS 2293.1 – 2018
8.	EMERGENCY EVACUATION PLAN	AS 3745 - 2010
9.	EMERGENCY WARNING INTERCOM SYSTEM (EWIS)	BCA E4D9, S31C19 OF BCA SPEC G3.8 AS1670.4 - 2018
10.	EXIT SIGNS	BCA CLAUSES E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018
11.	FIRE CONTROL CENTRES	BCA SPEC 19
12.	FIRE BLANKETS	AS 3504 – 1995 & AS2444 – 2001
13.	FIRE DAMPERS	BCA CLAUSE C4D15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 AND MANUFACTURER'S SPECIFICATION
14.	FIRE DOORS	BCA CLAUSE C3D13, C3D14, C4D3, C4D5, C4D6, C4D7, C3.7, C4D8 & C4D12 AS 1905.1 – 2015 AND MANUFACTURER'S SPECIFICATION
15.	FIRE HOSE REELS	BCA CLAUSE E1D3 AS 2441 – 2005
16.	FIRE HYDRANT SYSTEMS	BCA CLAUSE E1D2 AS 2419.1 – 2021
17.	FIRE SEALS	BCA CLAUSE C4D15, AS 1530.4 – 2014 & AS 4072.1 – 2014 AND MANUFACTURER'S SPECIFICATION
18.	LIGHTWEIGHT CONSTRUCTION	BCA CLAUSE C2D9 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATION
19.	MECHANICAL AIR HANDLING SYSTEMS (AUTOMATIC SHUTDOWN)	BCA CLAUSE E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
20.	PATHS OF TRAVEL	EP&A REGULATION CLAUSE 109
21.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1D14 AS 2444 – 2001
22.	REQUIRED EXIT DOORS (POWER OPERATED)	BCA CLAUSE D3D24(2)
23.	SMOKE HAZARD MANAGEMENT SYSTEMS + STAIR PRESSURISATION + SMOKE EXHAUST + ZONE SMOKE CONTROL	BCA PART E2 AS/NZS 1668.1 –2015
24.	SMOKE DAMPERS	BCA SPEC 11

		AS/NZS 1668.1 – 2015
25.	SMOKE DOORS	BCA SPEC 11 & 12
26.	WALL-WETTING SPRINKLERS	BCA CLAUSE C4D5 AS 2118.2 – 2010
27.	WARNING & OPERATIONAL SIGNS	BCA CLAUSE C4D7, D3D28, D4D7, D4D4 & I4D14. AS 1905.1 – 2015 & SECTION 108 OF THE EP&A REGULATION 2000

Details of Fire Safety Building Code of Australia (BCA) Performance Solutions Report(s)

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
FIRE ENGINEERING REPORT NO. 22054-R01 – ISSUE NO. 2 DATED 02 SEPTEMBER 2024 – BEN HAMILTON (BDC3375) – INNOVA SERVICES AUSTRALIA PTY LTD	C1P1, C1P2	CLAUSE C2D2, C3D6, C3D8, C3D9, C3D10 CLASS 9 COMPARTMENTATION SEPARATION OF CLASSIFICATIONS BY FIRE WALLS TO PERMIT RATIONALISED FIRE SEPARATION BETWEEN THE SKYLIGHT AND FOYER VOID AND THE ADJACENT AREAS OF THE BUILDING. THE FIRE SEPARATION IS PROPOSED TO COMPRISE OF GLAZING AND SMOKE SEPARATION IN LIEU OF FIRE-RATED CONSTRUCTION. BY VIRTUE OF THE CONNECTING VOID, IT IS PROPOSED TO PERMIT THE LEVEL 2, 3 AND 4 CENTRAL FIRE COMPARTMENT TO COMPRISE A FLOOR AREA OF GREATER THAN 2,000m^2 MAXIMUM PERMISSIBLE IN CLASS 9A PATIENT CARE AREA). FIRE COMPARTMENT CONNECTED VIA THE CENTRAL VOID. DUE TO THE NATURE OF THE BUILDING, THE COMPARTMENT IS DUALLY CONSIDERED CLASS 9A AND CLASS 9C, AND BY VIRTUE, THE NON-RESIDENT USE AREAS ARE REQUIRED TO BE DIVIDED INTO SMOKE COMPARTMENTS NOT GREATER THAN 500m^2. THE SMOKE COMPARTMENT CREATED BY THE CENTRAL VOID MEASURES IS APPROXIMETLY 889.9 m^2.
	C1P2, C1P8	SPECIFICATION 5 (SFC16) FIRE-RESISTING CONSTRUCTION (ROOFLIGHTS) TO PERMIT THE LEVEL 5 SKYLIGHTS TO BE LOCATED WITHIN 3M OF THE EXTERNAL WALL OF THE ADJACENT FIRE COMPARTMENT.
	C1P2	SPECIFICATION 5 (S5C8) FIRE-RESISTING CONSTRUCTION (ENCLOSURE OF SHAFTS) TO NOT FIRE RATE THE BASE OF THE GARBAGE AND LINEN CHUTE SHAFTS THAT EXTEND THROUGH EACH LEVEL OF THE BUILDING. THE BASE OF THE GARBAGE AND LINEN CHUTE SHAFTS ARE LOCATED IN THE WASTE ROOM AND LAUNDRY ROOMS ON LEVEL 1.

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
	C1P2, C1P3, C1P8	CLAUSE C3D8, C4D6 AND SPECIFICATION 12 DOORWAYS IN FIRE WALLS (LIFT LANDING DOORS) TO PERMIT LIFT LANDING DOORS TO BE LOCATED WITHIN THE LINE OF FIRE SEPARATION ON LEVELS 1 TO 3.
	C1P2, C1P3, E2P2	CLAUSE C3D6(1), NSW CLAUSE C3D6(3) SMOKE COMPARTMENTATION TO PERMIT THE SMOKE COMPARTMENTS WITHIN THE BUILDING TO COMPRISE A FLOOR AREA OF GREATER THAN 500m^2 NOTE: THE BUILDING IS ASSESSED AS BOTH CLASS 9A AND CLASS 9C WITH THE MORE ONEROUS REQUIREMENTS OF EACH APPLICABLE.
	C1P2, C1P8	CLAUSE C4D4, C4D5 SEPARATION OF EXTERNAL WALLS AND ASSOCIATED OPENINGS IN DIFFERENT FIRE COMPARTMENTS. TO VARY THE METHOD OF PROTECTION AFFORDED TO EXTERNAL WALLS AND THE OPENINGS WITHIN THE EXTERNAL WALLS OF ADJOINING OR ADJACENT FIRE COMPARTMENTS WITHIN THE BUILDING.
	D1P2	SPECIFICATION 12 (S12C4), D3D25 INWARD SWINGING FIRE AND SMOKE DOORS TO PERMIT A NUMBER OF REQUIRED FIRE AND SMOKE DOORS WITHIN THE BUILDING SWING IN ONE DIRECTION ONLY AND AGAINST THE DIRECTION OF EGRESS.
	C1P3	SPECIFICATION 12 (S12C3) SMOKE DOOR LEAKAGE TO HAVE TWO-WAY SWINGING SMOKE DOORS WITHIN THE PUBLIC CORRIDORS WITHIN THE BUILDING NOT CAPABLE OF PREVENTING 100% SMOKE LEAKAGE FROM ONE SIDE OF THE DOORWAY TO THE OTHER.
	D1P4, E2P2	CLAUSE D2D3 (4)(A)(I), D2D5 NUMBER OF EXITS EXIT TRAVEL DISTANCE TO PERMIT A SINGLE EXIT TO SERVICE THE LEVEL 11 ROOFTOP PLANT, IN LIEU OF AT LEAST 2 EXITS IN ACCORDANCE WITH CLAUSE D2D3(4)(A)(I). TO HAVE THE TRAVEL DISTANCE FROM THE LEVEL 11 ROOFTOP PLANT TO A SINGLE EXIT OF UP TO 32M, IN LIEU OF 20M.

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
	D1P4, E2D2	CLAUSE D2D5, D2D6 EXIT TRAVEL DISTANCE AND DISTANCE BETWEEN ALTERNATIVE EXITS (CARPARK) TO PERMIT THE FOLLOWING EXTENDED TRAVEL DISTANCES • TO HAVE THE TRAVEL DISTANCE FROM THE CLASS 7A CARPARK TO THE NEAREST EXIT OF UP TO 43M (KITCHEN AIRLOCK) IN LIEU OF 40M. • TO HAVE UP TO 63M BETWEEN ALTERNATIVE EXITS IN LIEU OF 60M MEASURED BETWEEN STAIR 1 AND STAIR 2. • TO HAVE UP TO 45M TO THE NEAREST EXIT AND 86M BETWEEN EXITS IN THE RESIDENT CARPARK ENTRY AISLE • TO HAVE UP TO 68M BETWEEN STAIR 4 AND CLASS 9C EXIT (RELATED TO SLN NORTH WEST CAR SPACE # 28)
	D1P4, E2D2	CLAUSE D2D5, D2D6 EXIT TRAVEL DISTANCE AND DISTANCE BETWEEN ALTERNATIVE EXITS (ROOFTOP TERRACE AND SKY LOUNGES) LEVEL 2 – SENIORS LIVING • TO HAVE A TRAVEL DISTANCE TO A POINT OF CHOICE OF UP TO 23M FROM THE REAR BALCONY OF THE NORTH WESTERN ROOMS OF SENIORS LIVING SOUTH, IN LIEU OF 20M • TO HAVE THE TRAVEL DISTANCE TO A POINT OF CHOICE OF UP TO 21M, IN LIEU OF 20M FROM ROOMS S.14, S.24, S.34 ETC. • TO HAVE THE TRAVEL DISTANCE TO A POINT OF CHOICE OF UP TO 21M, IN LIEU OF 20M FROM ROOMS N.22, N.32, N.41 ETC. LEVEL 5 – HEALTHCARE • TO HAVE THE TRAVEL DISTANCE TO A POINT OF CHOICE OF UP TO 13.5M IN LIEU OF 12M FROM THE NORTH LAUNDRY COURTYARD. • TO HAVE UP TO 64M BETWEEN ALTERNATIVE EXITS IN LIEU OF 45M WITHIN THE CLASS 9A SOUTHERN TERRACE. • TO HAVE UP TO 61M BETWEEN ALTERNATIVE EXITS IN LIEU OF 45M WITHIN THE TERRACE AT THE NORTH WESTERN END (NEAR STAIR 8). LEVEL 6 – HEALTHCARE • TO HAVE A TRAVEL DISTANCE TO A POINT OF CHOICE OF UP TO 24M, IN

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
		LIEU OF 12M FROM THE OPEN TERRACE AREAS. • TO HAVE UP TO 67M BETWEEN ALTERNATIVE EXITS IN LIEU OF 45M ALONG THE NORTH & SOUTHERN TERRACE OF THE HEALTH CARE BUILDING. • TO HAVE UP TO 53M BETWEEN ALTERNATIVE EXITS IN LIEU OF 45M ALONG THE NORTH WESTERN TERRACE OF THE HEALTH CARE. • TO HAVE UP TO 66M BETWEEN ALTERNATIVE EXITS IN LIEU OF 45M BETWEEN THE STAIR 5 AND THE HORIZONTAL EXIT, WHEN MEASURED BACK AROUND THROUGH THE NORTHERN TERRACE, WHERE THE POINT OF CHOICE IS AVAILABLE. LEVEL 7 – HEALTHCARE • TO HAVE A TRAVEL DISTANCE TO A POINT OF CHOICE OF UP TO 18.5M AND DISTANCE TO NEAREST EXIT OF 36.5M, IN LIEU OF 12M AND 30M RESPECTIVELY FROM THE OPEN TERRACE AREAS.
	D1P4, E2D2	CLAUSE D2D5, D2D6 EXIT TRAVEL DISTANCE AND DISTANCE BETWEEN ALTERNATIVE EXITS (RESIDENT AND PATIENT AREAS) LEVEL 2 • TO HAVE THE TRAVEL DISTANCE TO A POINT OF CHOICE OF UP TO 16.5M AND NEAREST EXIT UP TO 42.5M IN LIEU OF 12M AND 40M RESPECTIVELY, FROM THE CLASS 9A & 9C CHAPEL STORE 1. • TO HAVE THE TRAVEL DISTANCE TO A POINT OF CHOICE OF UP TO 12.5M AND NEAREST EXIT UP TO 41.5M IN LIEU OF 12M AND 40M RESPECTIVELY, FROM THE CLASS 9A & 9C CHAPEL/POOL SANITARY FACILITIES (MEASURED TO ROOF OVER DRIVEWAY AS OPEN SPACE). • TO HAVE UP TO 60M BETWEEN ALTERNATIVE EXITS IN LIEU OF 45M BETWEEN EXITS FROM STAIR 1 TO THE EXTENT OF THE UNDER CROFT OF THE DRIVEWAY ENTRY WHEN MEASURED THROUGH THE FOYER. • TO HAVE UP TO 56M BETWEEN ALTERNATIVE EXITS IN LIEU OF 45M BETWEEN EXITS WHEN MEASURED FROM THE POOL AREA EGRESS DOOR AND THE CARPARK UNDER

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		CROFT. LEVEL 4 • TO HAVE THE TRAVEL DISTANCE TO A POINT OF CHOICE OF UP TO 14.5M IN LIEU OF 12M FROM THE LARGE DENTIST ROOM. • TO HAVE THE TRAVEL DISTANCE TO A POINT OF CHOICE OF UP TO 15M IN LIEU OF 12M FROM THE C7 LARGE TELEHEALTH ROOM. LEVEL 5 • TO HAVE UP TO 46M BETWEEN ALTERNATIVE EXITS IN LIEU OF 45M BETWEEN EXITS WHEN MEASURED BETWEEN STAIR 8 AND THE EASTERN HORIZONTAL EXIT VIA THE WAITING ROOM.
	D1P5, E2P2	CLAUSE D2D12 TRAVEL VIA FIRE-ISOLATED EXITS (COMMON FIRE-ISOLATED PASSAGEWAY) TO PERMIT THE FIRE-ISOLATED STAIRS SERVING THE CARPARK AND UPPER CLASS 9A / 9C LEVELS DISCHARGE INTO A COMMON FIRE-ISOLATED PASSAGEWAY, IN LIEU OF EACH FIRE-ISOLATED STAIRWAY DISCHARGING TO OPEN SPACE OR PUBLIC ROAD BY WAY OF ITS OWN FIRE-ISOLATED PASSAGEWAY. TO PERMIT MORE THAN TWO ACCESS DOORWAYS TO OPEN DIRECTLY INTO THE COMMON FIRE-ISOLATED PASSAGEWAY AND NOT BE PROVIDED WITH A SMOKE LOBBY OR EXIT PRESSURISATION SYSTEM IN ACCORDANCE CLAUSE D2D12(4)(B) OF THE NCC.
	D1P5, E2P2	CLAUSE D2D12 TRAVEL VIA FIRE-ISOLATED EXITS (DISCHARGE LOCATION) TO PERMIT THE FIRE-ISOLATED STAIRWAY (STAIRS 2 AND 4) TO DISCHARGE INTO A COVERED AREA ON LEVEL 02 THAT IS NOT OPEN FOR AT LEAST 1/3 OF ITS PERIMETER, PROVIDES AN UNIMPEDED PATH OF TRAVEL FROM THE POINT OF DISCHARGE TO THE ROAD OR OPEN SPACE OF MORE THAN 6M (APPROX. 15M WORST CASE) AND NECESSITATE PASSING WITHIN 6M OF UNPROTECTED OPENINGS.
	D1P5, E2P2	CLAUSE D2D12 TRAVEL VIA FIRE-ISOLATED EXITS (EXPOSURE TO PATHOF TRAVEL) CLAUSE D2D15 DISCHARGE OF EXITS TO PERMIT THE FIRE-ISOLATED STAIRWAY 1 SERVING SENIORS LIVING SOUTH AND

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
		NORTH TO DISCHARGE TO A PATH OF TRAVEL THAT NECESSITATES PASSING WITHIN 6M OF UNPROTECTED OPENINGS. TO PERMIT THE PATH OF TRAVEL FROM AN EXIT TO THE ROAD TO COMPRISE OF A STAIR IN LIEU OF RAMP.
	D1P5, E2P2	CLAUSE D2D13 EXTERNAL STAIRS TO PERMIT OPENINGS WITHIN THE EXTERNAL STAIRWAY SERVING THE SENIORS LIVING SOUTH BUILDING TO BE LOCATED WITHIN 6M OF UNPROTECTED OPENINGS WITHIN THE EXTERNAL WALLS OF THE BUILDING.
	D1P2	CLAUSE D3D24 SLIDING DOORS TO PERMIT SLIDING DOORS WHICH FORM PART OF A PATH OF TRAVEL TO A REQUIRED EXIT TO BE LOCATED WITHIN THE PATIENT CARE AREAS.
	D1P2, D1P4	CLAUSE D3D26 ANTI-LIGATURE DOOR HARDWARE TO PROVIDE ANTI-LIGATURE HARDWARE THROUGHOUT THE PATIENT CARE AREAS OF THE BUILDING IN LIEU OF HARDWARE IN ACCORDANCE WITH NCC CLAUSE D3D26.
	E1P3	CLAUSE E1D2 FIRE HYDRANTS (ON-FLOOR HYDRANTS) TO PERMIT ADDITIONAL ON-FLOOR FIRE HYDRANTS FOR FULL COVERAGE WITHIN THE BUILDING.
	E1P3	CLAUSE E1D2 FIRE HYDRANTS (DISTANCE TO AN EXIT) TO PERMIT FIRE HYDRANTS TO BE LOCATED UP TO 6M FROM AN EXIT, IN LIEU OF NOT GREATER THAN 4M.
	E1P1	CLAUSE E1D3 FIRE HOSE REELS (FIRE-SEPARATED ROOMS) TO OMIT FIRE HOSE REEL COVERAGE TO THE COMMUNICATIONS ROOMS AND POOL PLANT ROOM WHICH WILL BE FIRE SEPARATED FROM THE ADJACENT AREAS OF THE BUILDING IN 2-HOUR FIRE RATED CONSTRUCTION.
	E1P1	CLAUSE E1D3 FIRE HOSE REELS (DISTANCE TO AN EXIT) TO PERMIT FIRE HOSE REELS TO BE LOCATED UP TO 6M FROM AN EXIT, IN LIEU OF NOT GREATER THAN 4M. TO PERMIT THE FIRE HOSE REEL ADJACENT THE MAIN ENTRY ON LEVEL 2 TO BE

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		LOCATED GREATER THAN 4M FROM AN EXIT BY VIRTUE OF THE BUILDING OVERHANG OVER THE ENTRY.
	E1P4	CLAUSE E1D4, SPECIFICATION 17 SPRINKLERS (CONTROL VALVE LOCATION) TO HAVE THE SPRINKLER CONTROL VALVES SERVING THE FIRE SPRINKLER SYSTEM LOCATED WITHIN THE "SPRINKLER STOP VALVE / FIRE SERVICE PUMP ROOM" ON LEVEL 2 THAT IS ACCESSED FROM A FIRE-ISOLATED EXIT, IN LIEU OF HAVING DIRECT ACCESS AND EGRESS FROM AN OPEN SPACE.
	E1P4	CLAUSE E1D4, SPECIFICATION 17 SPRINKLERS (OMISSION TO PLANT ROOMS) TO OMIT FIRE SPRINKLER COVERAGE FROM THE FOLLOWING EQUIPMENT ROOMS: • MSB ROOM • UPS ROOM • DAS ROOM • COMMS ROOMS
	E1P2	CLAUSE E1D14 PORTABLE FIRE EXTINGUISHERS TO LOCATE PORTABLE FIRE EXTINGUISHERS WITHIN LOCKED STOREROOMS WITHIN THE SENIORS LIVING BUILDING (I.E., ANCILLARY STORES), IN LIEU OF CENTRAL FIRE HYDRANT CUPBOARDS WITHIN THE PATHS OF TRAVEL TO AN EXIT OR IN RESIDENT / PATIENT ACCESSIBLE AREAS.
	E2P2	CLAUSE E2D7, SPECIFICATION 20 MANUAL CALL POINTS (MCP) / WARDEN INTERCOM POINT (WIP) / MIMIC PANEL LOCATIONS SENIORS LIVING BUILDING TO LOCATE THE MANUAL CALL POINT / WARDEN INTERCOM POINTS / MIMIC PANELS WITHIN THE SAFE ZONE(S) OR MIMIC PANEL CUPBOARDS IN LIEU OF BEING LOCATED WITHIN THE PATHS OF TRAVEL TO AN EXIT OR IN RESIDENT / PATIENT ACCESSIBLE AREAS. HEALTHCARE BUILDING TO LOCATE THE MANUAL CALL POINT / WARDEN INTERCOM POINTS WITHIN THE FIRE HOSE REEL CUPBOARDS AT THE EASTERN AND WESTERN END OF THE WARDS IN LIEU OF BEING LOCATED WITHIN THE PATHS OF TRAVEL TO AN EXIT OR IN RESIDENT / PATIENT ACCESSIBLE AREAS.
	E2P2	CLAUSE E2D7 SMOKE HAZARD MANAGEMENT (ZONE PRESSURISATION)

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		TO NOT PROVIDE A ZONE PRESSURISATION SYSTEM TO THE LEVEL 1 KITCHEN AND BOH AREAS, LEVEL 2 HYDROTHERAPY POOL, WELLNESS CENTRE AND FOYER, AND LEVEL 3 STAFF AREA.
	E2P1	CLAUSE E2D2, E2D7, SPECIFICATION 20 SMOKE DETECTION AND ALARM SYSTEM (MULTI-CRITERIA DETECTORS) TO PERMIT THE USE OF MULTI-CRITERIA DETECTORS WITHIN THE SENIORS LIVING RESIDENT ROOMS IN LIEU OF A SMOKE DETECTION SYSTEM COMPLYING WITH CLAUSE S20C4 OF NCC SPECIFICATION 20.
	E2P2	CLAUSE E1D4 SMOKE HAZARD MANGEMENT (STAIR PRESSURISATION) TO PERMIT THE OMISSION OF STAIR PRESSURISATION TO THE FOLLOWING FIRE-ISOLATED EXITS WITHIN THE HEALTH AND CARE BUILDING: • STAIR 1 (CARPARK) – CONNECTS LEVEL 1, 2, 3 (NON-PATIENT CARE OR RESIDENTIAL USE AREAS) AND DISCHARGES ON LEVEL 4. • STAIR 2 (CARPARK) – CONNECTS LEVEL 1 ONLY (NON-PATIENT CARE OR RESIDENTIAL USE AREAS) AND DISCHARGES ON LEVEL 2. • STAIR 5 – CONNECTS LEVELS 5 AND 6 ONLY AND DISCHARGES ON LEVEL 4. • STAIR 7 – CONNECTS LEVEL 1, 2, 3 (NON-PATIENT CARE OR RESIDENTIAL USE AREAS) AND DISCHARGES ON LEVEL 4. • STAIR 8 – CONNECTS LEVELS 5 AND 6 ONLY AND DISCHARGES ON LEVEL 4.
	E3P2	CLAUSE E3D5 EMERGENCY LIFTS TO OMIT EMERGENCY LIFTS FROM THE NORTH AND SOUTH SENIORS LIVING BUILDING WHICH COMPRISE A "RELATIVE HEIGHT" OF NOT GREATER THAN 25M (~14.4M APPROX.)
	E2P2, E4P3	CLAUSE E4D9 EMERGENCY WARNING AND INTERCOM SYSTEM (EVACUATION SEQUENCE) COMPLIANCE WITH NCC CLAUSE E4D9 REQUIRES THAT THE EMERGENCY WARNING AND INTERCOM SYSTEM (EWIS) IN ACCORDANCE WITH AS 1670.4-2018, WHICH PERMITS A DELAY BEFORE ENTERING EMERGENCY CONDITION AND THE USE OF

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		AN ALERT SIGNAL PRIOR TO THE ACTIVATION OF THE EVACUATE SIGNAL. HOWEVER, FOR COMPLIANCE WITH AS 1670.1-2018, THE USE OF A PHASED EVACUATION ALLOWS FOR A MAXIMUM DELAY AND/OR ALERT PERIOD OF UP TO 10 MINUTES PRIOR TO THE INITIATION OF THE EVACUATE SIGNAL. THIS IS CONSIDERED TO APPLY TO ALL AREAS OF THE BUILDING, INCLUDING THOSE REMOTE FROM THE LOCATION OF THE INITIATING ALARM. IT IS NOT PROPOSED TO ACTIVATE THE ALERT TONE THROUGHOUT THE ENTIRE DEVELOPMENT IN THE EVENT OF ALARM ACTIVATION. IT IS PROPOSED TO ALERT AND EVACUATE THE FIRE AFFECTED BUILDINGS / ZONES OF THE SUBJECT DEVELOPMENT ONLY. THIS IS TO PREVENT UNNECESSARY EVACUATION OF HIGH NUMBERS OF OCCUPANT REMOTE FROM THE FIRE LOCATION.
	E2P1, E4P3	CLAUSE E4D9 EMERGENCY WARNING AND INTERCOM SYSTEM (WARD & TREATMENT ROOMS) TO OMIT THE BUILDING OCCUPANT WARNING SYSTEM SPEAKERS ASSOCIATED WITH THE EWIS FROM THE PATIENT WARD ROOMS AND AREAS ACCOMMODATING SENSITIVE OCCUPANTS.
	C1P2, C1P4	CLAUSE C2D14 ANCILLARY ELEMENTS (EXTERNAL SIGNAGE) CLAUSE C2D14 OF THE NCC STATES, IN PART, THAT AN ANCILLARY ELEMENT MUST NOT BE FIXED, INSTALLED OR ATTACHED TO THE INTERNAL PARTS OR EXTERNAL FACE OF AN EXTERNAL WALL THAT IS REQUIRED TO BE NON-COMBUSTIBLE UNLESS IT IS A SIGN THAT: • ACHIEVES A GROUP NUMBER OF 1 OR 2; AND • DOES NOT EXTEND BEYOND ONE STOREY; AND • DOES NOT EXTEND BEYOND ONE FIRE COMPARTMENT; AND • IS SEPARATED VERTICALLY FROM OTHER SIGNS BY AT LEAST 2 STOREYS. FOR THE PERFORMANCE SOLUTION, EXTERNAL SIGNAGE, WHICH WILL NOT ACHIEVE A GROUP 1 OR GROUP 2 CLASSIFICATION, IS PROPOSED TO BE ATTACHED TO THE EXTERNAL WALLS OF THE SUBJECT BUILDING.
	C1P8	CLAUSE C4D15 OPENINGS FOR SERVICE INSTALLATION

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		(CAST-IN CONDUITS) TO PROTECT THE ELECTRICAL CONDUITS THAT PENETRATE INTO THE INTERVENING FLOOR SLABS THAT IS NOT STRICTLY IN ACCORDANCE WITH A TESTED SYSTEM.
	C1P8	CLAUSE C4D15 OPENINGS FOR SERVICE INSTALLATION (MEDICAL GAS) TO HAVE COPPER PIPES COMPRISING OF MEDICAL GAS PENETRATE THROUGH BUILDING ELEMENTS WITHIN THE BUILDING THAT ARE REQUIRED TO ACHIEVE A FIRE RATING, WHERE THE DTS PROVISIONS OF THE NCC DO NOT CONSIDER PROTECTION TO A PIPE PENETRATION THAT CONTAINS A GAS.
	D1P4, E2P2,F5P1	CLAUSE D2D7, D2D8, F5D2 EGRESS WIDTHS & CEILING HEIGHTS (PLANT ROOMS / AREAS) TO PERMIT THE PLANT ROOM TO HAVE MINIMUM HEAD HEIGHTS OF LESS THAN 2M WITHIN LOCALISED AREAS. LOCALISED HEIGHT RESTRICTIONS ON EGRESS PATHS SHALL BE NOT LESS THAN 1800MM. TO PERMIT AN UNOBSTRUCTED PATH OF TRAVEL WIDTH WITHIN THE PLANT ROOM TO BE REDUCED, IN LIEU OF BEING AT LEAST 1M. PINCH POINTS SHALL NOT BE REDUCED BELOW 700MM FOR A LENGTH NO MORE THAN 400 MM, OTHERWISE NOT LESS THAN 800MM.
	C1P2, C1P8	SPECIFICATION 5 (S5C16), C3D9, C3D10 FIRE-RESISTING CONSTRUCTION AND SEPARATION OF CLASSIFICATIONS (ROOFLIGHTS) TO PERMIT GLAZED VOIDS AND SKYLIGHTS WITHIN THE SENIORS LIVING BUILDINGS TO CONNECT THE CLASS 7A CARPARK AND CLASS 9C SENIORS LIVING AND NOT BE FIRE-RATED, WITH THE TOP OF THE SKYLIGHTS EXPOSED TO THE CLASS 9C CORRIDOR (NOT RESIDENT BEDROOMS) WITHOUT PROTECTION IN ACCORDANCE WITH NCC SPECIFICATION 5.
	D1P4, D1P6	CLAUSE D2D8 WIDTH OF EXITS AND PATHS OF TRAVEL (CORRIDOR WIDTHS) TO PERMIT CORRIDORS WITHIN THE HEATH CARE BUILDING TO BE LESS THAN 1.5M IN WIDTH (OR 1.8M IN CORRIDORS USED FOR THE TRANSPORTATION OF BEDS) AS REQUIRED FOR A CORRIDOR WITHIN A CLASS 9C BUILDING. NOTE: THE BUILDING USE IS ASSESSED AS DUAL CLASS 9A AND 9C AND IS THEREFORE

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		TO BE SUBJECT TO THE MORE ONEROUS REQUIREMENTS OF EACH OF THESE CLASSIFICATIONS. • LEVEL 2 AMENITIES ADJACENT THE POOL AREA – DOWN TO 1.3M IN LIEU OF 1.5M • LEVEL 3 ADJACENT LIFT 6 – DOWN TO 1.4M IN LIEU OF 1.5M • LEVEL 4 NORTH-EASTERN AMENITIES CORRIDOR – DOWN TO 1.4M IN LIEU OF 1.5M • LEVEL 4 ADJACENT LIFT 4 AND COMMS ROOM – DOWN TO 1.2M IN LIEU OF 1.8M • LEVEL 5 NORTH EASTERN WING CORRIDOR – NARROWS TO 1.4M IN LIEU OF 1.8M
	E2P2	CLAUSE E2D7 SMOKE HAZARD MANAGEMENT (ZONE PRESSURISATION) TO PERMIT THE SINGLE STOREY SMOKE COMPARTMENT ON LEVEL 4 TO NOT BE PROVIDED WITH ZONE PRESSURISATION, DESPITE THE BUILDING EXCEEDING AN EFFECTIVE HEIGHT OF 25M.
	C1P2, C1P4	CLAUSE C2D14 ANCILLARY ELEMENTS (SERVICE PIPES) TO PERMIT PEX PIPES AND ELECTRICAL WIRING TO BE INSTALLED WITHIN PART OF THE EXTERNAL WALLS OF THE BUILDING, DESPITE NOT BEING NON-COMBUSTIBLE, OR EXEMPT FROM THE REQUIREMENTS VIA CONCESSION.
	E4P2	CLAUSE E4D5, E4D8 EXIT SIGNS TO INSTALL EXIT SIGNAGE IN SELECT AREAS WHICH IS ILLUMINATED IN FIRE MODEL ONLY (I.E. IT IS GENERALLY NOT LIT UNTIL A FIRE ALARM IS INITIATED). ALL SIGNS NOT IDENTIFIED BELOW ARE TO BE COMPLETELY COMPLIANT WITH NCC CLAUSE E4D5.
	C1P4	CLUASE C2D11, SPECIFICATION 7 (S7C5) FIRE HAZARD PROPERTIES (PVC DUCT) TO HAVE THE POOL VENTILATION DUCT COMPRISE OF PVC THAT DOES NOT MEET THE FIRE HAZARD PROPERTIES REQUIRED FOR AN AIR-HANDLING SYSTEM IN ACCORDANCE WITH NCC SPECIFICATION 7 AND AS 4254.2-2012. THE DUCT WILL RETICULATE FROM THE LEVEL 1 POOL PLANT ROOM, PASS THROUGH THE LEVEL 2 SLAB, THEN RUN IN THE POOL FIRE COMPARTMENT. A PVC PIPE FIRE BOX / COLLAR SHALL BE INSTALLED WITHIN THE

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		LEVEL 2 SLAB PENETRATION TO ACHIEVE AN FRL OF -/120/120.
	C1P2, C1P3, E2P2	CLAUSE C3D6(1)(E) CLASS 9 BUILDINGS (ANCILLARY USE AREAS) TO PERMIT KITCHENS AND ASSOCIATED PANTRY AREAS LOCATED WITHIN THE DINING AREAS ON EACH LEVEL TO EXCEED 30M2 AND NOT BE FIRE-SEPARATED FROM THE CLASS 9A WARD AREA IN WHICH IS IT SITUATED.
	D1P2, D1P4, D1P6	CLAUSE D2D9, D3D26 (E) DOORWAY WIDTH & LOCKING TO PERMIT FOR DOORWAYS WITHIN VESTIBULES IN PATIENT CARE AREAS TO COMPRISE OF LEAF AND HALF DOORS FITTED WITH MANUAL LOCKING BOLTS IN LIEU OF COMPLYING WITH NCC CLAUSE D3D26(E), WITH THE DOORWAY WIDTH NOT LESS THAN 1200MM, AND LEAF WIDTH NOT LESS THAN 920MM, RESULTING IN A CLEAR OPENING OF NOT LESS THAN 850MM.
	E1P4	CLAUSE E1D4, SPECIFICATION 17 SPRINKLERS (SERVICE CUPBOARDS) TO OMIT SPRINKLER PROTECTION FROM SERVICES CUPBOARDS WITH FLOOR AREAS OF UP TO 4M2 IN LIEU OF NOT MORE THAN 2.5M2 AS PER THE CONCESSION IN CLAUSE 5.9.17 OF AS 2118.1-2017 AMENDMENT 2.
	NSW G5P1, NSW G5P2	PART G5 SPECIFICATION 43 S43C4, S43C5 BUSHFIRE PROTECTION – SEPARATION TO PARKING AND VEHICLES TO PERMIT FOR PARTS OF THE INTERNAL VEHICLE ROAD AND VEHICLE PARKING TO BE LOCATED WITHIN 10M OF THE EXTERNAL WALL THE BUILDING AND THE EXTERNAL WALL NOT BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SPECIFICATION 43 CLAUSE S43C4 AND S43C5. • DROP-OFF ZONES ARE LOCATED WITHIN 10M OF THE BUILDING • ON-GRADE PARKING IS LOCATED WITHIN 10M OF THE BUILDING • THE INTERNAL ROAD IS WITHIN 10M OF THE BUILDING. THIS IS CONSIDERED TO FALL UNDER S43C5 AS THE ROAD WILL TRANSIENTLY CONTAIN VEHICLES.
	NSW G5P1, NSW G5P2	PART G5 SPECIFICATION 43 S43C6 BUSHFIRE PROTECTION – NON-COMBUSTIBLE PATHWAY TO PERMIT A NON-COMBUSTIBLE PATHWAY TO NOT BE PROVIDED IMMEDIATELY ADJACENT THE EXTERNAL WALL WHERE

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		THE EXTERNAL WALL COMPRISES OF CONCRETE OR MASONRY, OR ACHIEVES AN FRL OF 60/60/60 FROM THE OUTSIDE WITH OPENINGS PROTECTED IN ACCORDANCE WITH AS 3959 APPLICABLE TO BAL 19. TO VARY THE PROTECTION REQUIREMENTS FOR AREAS COMPRISING LIGHTWEIGHT WALLS WITH OPENINGS
	NSW G5P1, NSW G5P2	PART G5 SPECIFICATION 43 S43C14 BUSHFIE PROTECTION – PERIMETER VEHICLE ACCESS TO PERMIT THE PERIMETER VEHICLE ACCESS TO BE VARIED SUCH THAT THE PERIMETER ACCESS EXCEEDS 18M FROM THE BUILDING TO THE SOUTH-EASTERN SIDE (INTERNAL ROAD), EASTERN SIDE (ST VINCENTS ROAD) AND NORTH EASTERN CORNER (RIVER ROAD).

Section 5: Critical Fire Safety Measures – where applicable to the building (Section 79 of the Regulation)

Note: A critical fire safety measure is one where the performance is verified at intervals of less than 12 months through the submission of a supplementary fire safety statement.

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
Current (Existing)		
1.	N/A	

Proposed (New or Modified)		
1.	N/A	

Section 6: Details of approved exemptions from compliance with BCA standards for a relevant fire safety system (Section 74 of the Regulation)

+ Item No.	+ Relevant fire safety measures	+ Description of exemption
1.	N/A	

Section 7: Name of authority or registered certifier issuing this schedule

Name	Organisation (Business name)
BRIAN MAGUIRE	BM PLUS G PTY LTD
Business Address (Street No., Street Name, Suburb and Postcode)	
SUITE 2.01, 22-36 MOUNTAIN ST, ULTIMO NSW 2007	
Registration Number (Where Applicable)	
RBC00037 (BDC0241)	
Date of Issue	
7/03/2025	

Schedule 3 – Conditions of Construction Certificate

There are no conditions pursuant to section/s 27, 22, 116 or of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 at the date of issue of this Construction Certificate.

7 March 2025

The General Manager
Lane Cove Council
P O Box 20
LANE COVE NSW 1595

Dear Sir/Madam

Re: DA No. SSD-13619238
Address: 95-115 River Road, Greenwich NSW 2065

As required by Section 13(2) of the EP&A (DC&FS) Regulation 2021 (The Regulation) notice is hereby given that the following application for Construction Certificate has now been approved.

Applicant	Hammondcare
Subject Address	95-115 River Road, Greenwich NSW 2065
Project No.	230304
Date Received	13 September 2024
Date Determined	07 March 2025

Please find undercover a copy of the Construction Certificate No. CC-24149 for the proposed structure up to Level 3 of the HealthCare and Senior Living Buildings and associated early works which include services infrastructure and civil works only associated with the Greenwich Hospital Redevelopment – Detailed Design, comprising the design, staged construction and operation of the hospital and integrated healthcare campus.

The approved documentation and other documentation relied upon as indicated on the Construction Certificate has been uploaded to the NSW Planning Portal for Councils record.

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of $45.00 for the submission of this Part 6 Certificate has been processed on the NSW Planning Portal.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,



Brian Maguire
Director
BM+G
Building Surveyor-Unrestricted (NSW)

7 March 2025

The Secretary
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Sir/Madam

Re: SSDA No. SSD-13619238
Address: 95-115 River Road, Greenwich NSW 2065

As required by Section 13(2) of the EP&A (DC&FS) Regulation 2021 (The Regulation) notice is hereby given that the following application for Construction Certificate has now been approved.

Applicant	HammondCare
Subject Address	95-115 River Road, Greenwich NSW 2065
Project No.	230304
Date Received	13 September 2024
Date Determined	07 March 2025

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The approved documentation and other documentation relied upon as indicated on the Construction Certificate has been uploaded to the NSW Planning Portal for Councils record.

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of $45.00 for the submission of this Part 6 Certificate has been processed on the NSW Planning Portal.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,



Brian Maguire
Director
BM+G
Building Surveyor-Unrestricted (NSW)

7 March 2025

Katie Formston
Hammondcare
Level 4, 207B Pacific Highway
St. Leonards NSW 2065

Dear Katie

Re: DA No. SSD-13619238
Address: 95-115 River Road, Greenwich NSW 2065

Your recent application for a Construction Certificate dated 13 September 2024 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-24149 for the proposed structure up to Level 3 of the HealthCare and Senior Living Buildings and associated early works which include services infrastructure and civil works only associated with the Greenwich Hospital Redevelopment – Detailed Design, comprising the design, staged construction and operation of the hospital and integrated healthcare campus. Council has also received a copy of the Construction Certificate together with the approved documentation via the NSW ePlanning Portal.

Please also find attached an inspection and certification schedule relevant to this development. The inspection schedule identifies the necessary Statutory Mandatory Critical Stage Inspections that must be undertaken together with other inspections of the progress building works that we will require to be undertaken by our office.

Attached we have provided an inspection schedule relevant to this development. The inspection schedule identifies the necessary Statutory Mandatory Critical Stage Inspections that must be undertaken by our office, together with other inspections required, of the progress building works.

It is the client's responsibility to ensure that our office is contacted with not less than 48 hours' notice for our attendance to each of these inspections.

We thank you for your assistance in this matter and should you have any enquiries please do not hesitate to contact the undersigned on 02 9211 7777.

Yours sincerely,



Brian Maguire
Director
BM+G
Building Surveyor-Unrestricted (NSW)

+ Inspection and Certification Schedule

Statutory Mandatory Critical Stage Inspections

The following statutory mandatory critical stage inspections must be undertaken during the construction program.

- After the commencement of the excavation for, and before the placement of, the first footing for Class 7 or 9 buildings.
- Prior to covering of any stormwater drainage connections.
- In the case of Class 9a & 9c buildings, prior to covering of fire protection at service penetrations to building elements that are required to resist internal fire or smoke spread, inspection of a minimum of one of each type of protection method for each type of service, on each storey of the building comprising the building work.
- After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.

Other Required Inspections

Please ensure that our office is contacted to undertake the following inspections throughout the construction program:

- Completion of fire / smoke proof walls prior to installation of ceiling.
- Prior to covering waterproofing in any wet areas.
- Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.

Compliance with the Building Code of Australia

All building works must be carried out strictly in accordance with the Building Code of Australia 2022 (BCA). Any departure from the Deemed-to-Satisfy (DtS) requirements of the BCA must have the prior approval of BM PLUS G Pty Ltd.