Construction Certificate

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

Certificate No.	CC-26053	
Type & Determination7A	Building Work	Approved
Date of Determination	18 June 2026	
+ 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	CC2: Remaining works associated with the Greenwich Hospital Redevelopment - Detailed Design comprising the design, staged construction and operation of the hospital and integrated healthcare campus excluding the fitout of Level 10 Health Services Tower (HST Building). *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 SSD-13619238 dated 23 June 2025 SSD-13619238 dated 06 March 2026	
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	
Conditions	Refer to Schedule 2	
Fire Safety Schedule	Attached	
+ Details of Certifying Authority		
Certifying Authority	BM PLUS G Pty Ltd	
Accreditation Number	RBC00037	
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-0010	C3	30.10.2025	AR-HST-0011	C3	30.10.2025
AR-HST-0012	C3	30.10.2025	AR-HST-0013	C3	30.10.2025
AR-HST-0014	C3	30.10.2025	AR-HST-0015	C3	30.10.2025
AR-HST-0016	C3	30.10.2025	AR-HST-0017	C3	30.10.2025
AR-HST-0050	C3	30.10.2025	AR-HST-0100	C3	30.10.2025
AR-HST-0101	C3	30.10.2025	AR-HST-0102	C3	30.10.2025
AR-HST-0103	C3	30.10.2025	AR-HST-0104	C3	30.10.2025
AR-HST-0105	C3	30.10.2025	AR-HST-0106	C3	30.10.2025
AR-HST-0107	C3	30.10.2025	AR-HST-0108	C3	30.10.2025
AR-HST-0109	C3	30.10.2025	AR-HST-0110	C3	30.10.2025
AR-HST-0120	C5	03.02.2026	AR-HST-0121	C5	05.03.2026
AR-HST-0122	C4	03.02.2026	AR-HST-0123	C3	30.10.2025
AR-HST-0124	C3	30.10.2025	AR-HST-0125	C3	30.10.2025
AR-HST-0126	C3	30.10.2025	AR-HST-0127	C3	30.10.2025
AR-HST-0128	C3	30.10.2025	AR-HST-0130	C3	30.10.2025
AR-HST-0130	C4	03.02.2026	AR-HST-0200	C4	30.10.2025
AR-HST-0200	C6	03.02.2026	AR-HST-0201	C4	30.10.2025
AR-HST-0201	C5	03.02.2026	AR-HST-0202	C4	30.10.2025
AR-HST-0202	C5	03.02.2026	AR-HST-0203	C4	30.10.2025
AR-HST-0203	C5	03.02.2026	AR-HST-0204	C4	30.10.2025
AR-HST-0204	C6	05.03.2026	AR-HST-0205	C4	30.10.2025
AR-HST-0205	C5	03.02.2026	AR-HST-0206	C4	30.10.2025
AR-HST-0206	C5	03.02.2026	AR-HST-0207	C4	30.10.2025
AR-HST-0207	C5	03.02.2026	AR-HST-0208	C4	30.10.2025
AR-HST-0208	C5	03.02.2026	AR-HST-0209	C4	30.10.2025
AR-HST-0209	C5	03.02.2026	AR-HST-0210	C4	30.10.2025
AR-HST-0210	C5	03.02.2026	AR-HST-0211	C4	30.10.2025
AR-HST-0211	C5	03.02.2026	AR-HST-0212	C3	30.10.2025
AR-HST-0213	C3	30.10.2025	AR-HST-0214	C3	30.10.2025
AR-HST-0215	C3	30.10.2025	AR-HST-0216	C3	30.10.2025
AR-HST-0217	C3	30.10.2025	AR-HST-0218	C3	30.10.2025
AR-HST-0219	C3	30.10.2025	AR-HST-0220	C3	30.10.2025
AR-HST-0221	C3	30.10.2025	AR-HST-0222	C3	30.10.2025
AR-HST-0223	C3	30.10.2025	AR-HST-0224	C3	30.10.2025
AR-HST-0225	C3	30.10.2025	AR-HST-0226	C3	30.10.2025
AR-HST-0227	C3	30.10.2025	AR-HST-0228	C3	30.10.2025
AR-HST-0229	C3	30.10.2025	AR-HST-0230	C3	30.10.2025

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
AR-HST-0231	C3	30.10.2025	AR-HST-0232	C3	30.10.2025
AR-HST-0500	C3	30.10.2025	AR-HST-0501	C3	30.10.2025
AR-HST-0502	C3	30.10.2025	AR-HST-0503	C3	30.10.2025
AR-HST-0504	C3	30.10.2025	AR-HST-0505	C3	30.10.2025
AR-HST-0506	C3	30.10.2025	AR-HST-0507	C4	05.03.2026
AR-HST-0508	C3	30.10.2025	AR-HST-0509	C4	05.03.2026
AR-HST-0510	C3	30.10.2025	AR-HST-0511	C3	30.10.2025
AR-HST-0600	C3	30.10.2025	AR-HST-0601	C3	30.10.2025
AR-HST-0602	C3	30.10.2025	AR-HST-0603	C3	30.10.2025
AR-HST-0604	C3	30.10.2025	AR-HST-0605	C3	30.10.2025
AR-HST-0606	C3	30.10.2025	AR-HST-0607	C3	30.10.2025
AR-HST-0608	C3	30.10.2025	AR-HST-0609	C3	30.10.2025
AR-HST-0610	C4	30.10.2025	AR-HST-0611	C4	30.10.2025
AR-HST-0612	C3	30.10.2025	AR-HST-0613	C4	30.10.2025
AR-HST-0614	C3	30.10.2025	AR-HST-0615	C4	30.10.2025
AR-HST-0616	C4	30.10.2025	AR-HST-0617	C3	30.10.2025
AR-HST-0618	C4	30.10.2025	AR-HST-0620	C3	30.10.2025
AR-HST-0621	C3	30.10.2025	AR-HST-0622	C3	30.10.2025
AR-HST-0623	C3	30.10.2025	AR-HST-0624	C3	30.10.2025
AR-HST-0625	C3	30.10.2025	AR-HST-0626	C3	30.10.2025
AR-HST-0627	C3	30.10.2025	AR-HST-0628	C3	30.10.2025
AR-HST-0629	C3	30.10.2025	AR-HST-0630	C3	30.10.2025
AR-HST-0631	C3	30.10.2025	AR-HST-0632	C3	30.10.2025
AR-HST-0633	C3	30.10.2025	AR-HST-0634	C4	30.10.2025
AR-HST-0635	C3	30.10.2025	AR-HST-0636	C3	30.10.2025
AR-HST-0637	C4	30.10.2025	AR-HST-0638	C3	30.10.2025
AR-HST-0639	C3	30.10.2025	AR-HST-0640	C3	30.10.2025
AR-SL-0010	C3	30.10.2025	AR-SL-0011	C3	30.10.2025
AR-SL-0012	C3	30.10.2025	AR-SL-0013	C3	30.10.2025
AR-SL-0014	C3	30.10.2025	AR-SL-0015	C3	30.10.2025
AR-SL-0016	C3	30.10.2025	AR-SL-0017	C3	30.10.2025
AR-SL-0018	C2	29.09.2025	AR-SL-0120	C4	03.02.2026
AR-SL-0121	C3	30.10.2025	AR-SL-0122	C3	30.10.2025
AR-SL-0123	C3	30.10.2025	AR-SL-0124	C3	30.10.2025
AR-SL-0125	C3	30.10.2025	AR-SL-0130	C3	30.10.2025
AR-SL-0930	C3	30.10.2025	AR-SL-0931	C3	30.10.2025
AR-SL-0970	C3	30.10.2025	AR-SL-0972	C3	30.10.2025
AR-SL-0973	C3	30.10.2025	AR-SLN-0018	C3	30.10.2025
AR-SLN-0019	C3	30.10.2025	AR-SLN-0200	C5	03.02.2026
AR-SLN-0201	C4	30.10.2025	AR-SLN-0202	C4	30.10.2025
AR-SLN-0203	C3	30.10.2025	AR-SLN-0204	C3	30.10.2025
AR-SLN-0205	C3	30.10.2025	AR-SLN-0210	C4	30.10.2025
AR-SLN-0211	C5	30.10.2025	AR-SLN-0212	C5	30.10.2025

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
AR-SLN-0213	C4	30.10.2025	AR-SLN-0214	C4	30.10.2025
AR-SLN-0215	C4	30.10.2025	AR-SLN-0280	C4	03.02.2026
AR-SLN-0281	C3	30.10.2025	AR-SLN-0282	C3	30.10.2025
AR-SLN-0283	C3	30.10.2025	AR-SLN-0284	C3	30.10.2025
AR-SLN-0300	C4	03.02.2026	AR-SLN-0301	C4	30.10.2025
AR-SLN-0302	C4	30.10.2025	AR-SLN-0303	C4	30.10.2025
AR-SLN-0304	C4	30.10.2025	AR-SLN-0450	C3	30.10.2025
AR-SLN-0451	C3	30.10.2025	AR-SLN-0452	C3	30.10.2025
AR-SLN-0453	C3	30.10.2025	AR-SLN-0454	C3	30.10.2025
AR-SLN-0455	C3	30.10.2025	AR-SLN-0500	C3	30.10.2025
AR-SLN-0501	C3	30.10.2025	AR-SLN-0502	C3	30.10.2025
AR-SLN-0600	C3	30.10.2025	AR-SLN-0601	C3	30.10.2025
AR-SLN-0602	C3	30.10.2025	AR-SLN-0610	C4	30.10.2025
AR-SLN-0611	C3	30.10.2025	AR-SLN-0612	C3	30.10.2025
AR-SLN-0620	C4	30.10.2025	AR-SLN-0621	C3	30.10.2025
AR-SLN-0622	C3	30.10.2025	AR-SLN-0623	C3	30.10.2025
AR-SLN-0624	C3	30.10.2025	AR-SLN-0625	C3	30.10.2025
AR-SLN-0626	C3	30.10.2025	AR-SLN-0627	C3	30.10.2025
AR-SLN-0700	C4	03.02.2026	AR-SLN-0701	C3	30.10.2025
AR-SLN-0702	C3	30.10.2025	AR-SLN-0970	C3	30.10.2025
AR-SLS-0200	C4	30.10.2025	AR-SLS-0200.1	C5	03.02.2026
AR-SLS-0201	C4	30.10.2025	AR-SLS-0201.1	C4	30.10.2025
AR-SLS-0202	C4	30.10.2025	AR-SLS-0203	C3	30.10.2025
AR-SLS-0204	C3	30.10.2025	AR-SLS-0205	C3	30.10.2025
AR-SLS-0206	C3	30.10.2025	AR-SLS-0210.1	C4	30.10.2025
AR-SLS-0210	C4	30.10.2025	AR-SLS-0212	C4	30.10.2025
AR-SLS-0213	C5	30.10.2025	AR-SLS-0214	C4	30.10.2025
AR-SLS-0215	C4	30.10.2025	AR-SLS-0216	C4	30.10.2025
AR-SLS-0217	C4	30.10.2025	AR-SLS-0280	C3	30.10.2025
AR-SLS-0281	C4	03.02.2026	AR-SLS-0282	C3	30.10.2025
AR-SLS-0283	C3	30.10.2025	AR-SLS-0284	C3	30.10.2025
AR-SLS-0285	C3	30.10.2025	AR-SLS-0286	C3	30.10.2025
AR-SLS-0300	C3	30.10.2025	AR-SLS-0301	C4	30.10.2025
AR-SLS-0302	C4	30.10.2025	AR-SLS-0303	C4	30.10.2025
AR-SLS-0304	C3	30.10.2025	AR-SLS-0305	C4	30.10.2025
AR-SLS-0450	C3	30.10.2025	AR-SLS-0451	C3	30.10.2025
AR-SLS-0452	C3	30.10.2025	AR-SLS-0453	C3	30.10.2025
AR-SLS-0454	C3	30.10.2025	AR-SLS-0455	C3	30.10.2025
AR-SLS-0456	C3	30.10.2025	AR-SLS-0500	C3	30.10.2025
AR-SLS-0501	C3	30.10.2025	AR-SLS-0502	C3	30.10.2025
AR-SLS-0503	C3	30.10.2025	AR-SLS-0600	C3	30.10.2025
AR-SLS-0601	C3	30.10.2025	AR-SLS-0602	C3	30.10.2025
AR-SLS-0603	C3	30.10.2025	AR-SLS-0604	C3	30.10.2025

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
AR-SLS-0605	C3	30.10.2025	AR-SLS-0606	C3	30.10.2025
AR-SLS-0607	C3	30.10.2025	AR-SLS-0608	C3	30.10.2025
AR-SLS-0609	C3	30.10.2025	AR-SLS-0610	C4	30.10.2025
AR-SLS-0611	C4	30.10.2025	AR-SLS-0612	C4	30.10.2025
AR-SLS-0613	C3	30.10.2025	AR-SLS-0620	C3	30.10.2025
AR-SLS-0621	C3	30.10.2025	AR-SLS-0622	C3	30.10.2025
AR-SLS-0623	C3	30.10.2025	AR-SLS-0624	C3	30.10.2025
AR-SLS-0625	C3	30.10.2025	AR-SLS-0626	C3	30.10.2025
AR-SLS-0627	C3	30.10.2025	AR-SLS-0700	C4	03.02.2026
AR-SLS-0701	C3	30.10.2025	AR-SLS-0702	C3	30.10.2025
AR-SLS-0945	C3	30.10.2025	AR-SLS-0950	C3	30.10.2025
AR-SLS-0970	C3	30.10.2025			

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	18 June 2026
2.	Architectural Design Statement	Bickerton Masters Architecture Pty Ltd	30 October 2025
3.	Architectural Specification	Bickerton Masters Architecture Pty Ltd	30 October 2025
4.	Architectural Design Compliance Declaration	Bickerton Masters Architecture Pty Ltd	30 October 2025
5.	Structural Drawings	Van Der Meer (NSW) Pty Ltd	13 May 2025
6.	Structural Design Certificate	Van Der Meer (NSW) Pty Ltd	17 September 2025
7.	Structural Design Compliance Declaration	Van Der Meer (NSW) Pty Ltd	14 May 2025
8.	Civil Drawings	Van Der Meer (NSW) Pty Ltd	14 October 2025
9.	Civil Design Certificate	Van Der Meer (NSW) Pty Ltd	14 October 2025
10.	Electrical Design Certificate	JHA Consulting Engineers (NSW) Pty Ltd	13 September 2025
11.	Electrical Specification	JHA Consulting Engineers (NSW) Pty Ltd	22 August 225
12.	Electrical Design Compliance Declaration	JHA Consulting Engineers (NSW) Pty Ltd	13 September 2025
13.	Mechanical Drawings	JHA Consulting Engineers (NSW) Pty Ltd	22 August 2025
14.	Mechanical Design Certificate	JHA Consulting Engineers (NSW) Pty Ltd	03 June 2026
15.	Mechanical Design Compliance Declaration	JHA Consulting Engineers (NSW) Pty Ltd	03 June 2026
16.	Mechanical Specification	JHA Consulting Engineers (NSW) Pty Ltd	22 August 2025

+ Item	+ Documentation	+ Prepared by	+ Date
17.	Hydraulic Design Certificate	JHA Consulting Engineers (NSW) Pty Ltd	24 November 2025
18.	Hydraulic Drawings & Specification	JHA Consulting Engineers (NSW) Pty Ltd	22 August 2025
19.	Email Correspondence – Peneseal PRO	Penetron	02 June 2026
20.	Fire System Design Compliance Declaration	JHA Consulting Engineers (NSW) Pty Ltd	17 December 2025
21.	Fire Hydrant Coverage Plans	Bickerton Masters Architecture Pty Ltd	29 September 2025
22.	Drainage Design Compliance Declaration	JHA Consulting Engineers (NSW) Pty Ltd	22 August 2025
23.	Vertical Transportation Design Certificate	JHA Consulting Engineers (NSW) Pty Ltd	04 November 2025
24.	Vertical Transportation Design Compliance Declaration	JHA Consulting Engineers (NSW) Pty Ltd	29 August 2025
25.	Acoustic Design Certificate	Acoustic Logic Pty Ltd	31 October 2025
26.	Acoustic Construction Certificate	JHA Consulting Engineers (NSW) Pty Ltd	27 August 2025
27.	Acoustic Specification	JHA Consulting Engineers (NSW) Pty Ltd	26 August 2025
28.	Slip Resistance Statement & Schedule	Bickerton Masters Architecture Pty Ltd	03 November 2025
29.	External Colours, Materials and Finishes Design Certificate	Bickerton Masters Architecture Pty Ltd	30 October 2025
30.	BASIX Certificate No. 138162M_03	BASIX	13 October 2025
31.	Architectural Drawings Referencing BASIX Certificate No. 138162M_03	Bickerton Masters Architecture Pty Ltd	29 September 2025
32.	Waste Storage Design Statement	Waste Audit & Consultancy Services (Aust) Pty Ltd	16 August 2024
33.	Email Correspondence - Submission of Updated Landscape Plans to the Planning Secretary for Approval	The Department of Planning and Environment	21 August 2025
34.	Approval for Works on Council Property	Lane Cove Council	23 January 2026
35.	Email Correspondence – Submission of Vehicular Crossing Application	Hindmarsh	12 November 2025
36.	Email Correspondence – Confirmation That River Rd Greenwich, is a Lane Cove Council Asset	Transport for NSW	09 May 2025
37.	Landscape Certificate of Compliance	Taylor Brammer Landscape Architects Pty Ltd	10 December 2025
38.	DPHI Approval Letter Regarding Alternative Ecologically Sustainable Development	Department of Planning, Housing and Infrastructure	02 September 2025
39.	DPHI Updated Approval Letter Regarding Alternative Ecologically Sustainable Development	Department of Planning, Housing and Infrastructure	22 January 2026
40.	Consultant Advice Notice – Alternative Certification Process	JHA Consulting Engineers (NSW) Pty Ltd	02 July 2024

+ Item	+ Documentation	+ Prepared by	+ Date
41.	Dewatering Management Plan	JK Geotechnics Pty Ltd	10 December 2025
42.	Confirmation That Dewatering is Not Required	JK Geotechnics Pty Ltd	14 December 2022
43.	Hearing Augmentation Design Statement	JHA Consulting Engineers (NSW) Pty Ltd	25 November 2025
44.	Social Impact Management Plan	Ethos Urban	19 August 2024
45.	Computational Fluid Dynamics Engineering Report	Fluidics Pty Ltd	10 October 2025
46.	Bushfire Compliance with Australian Standard AS3959 (2018) Construction of Buildings in Bushfire-Prone Areas, Planning for Bushfire Protection (PBP 2019), And PBP As Amended in 2022	TBE Environmental Pty Ltd	11 December 2025
47.	Bushfire Compliance with PBP 2019, PBP 2022 and AS3959.	TBE Environmental Pty Ltd	13 November 2025
48.	Construction Management Plan	Hindmarsh	19 February 2026
49.	Environmental Management & Sustainability Plan	Hindmarsh	23 February 2026
50.	Façade Compliance Certificate	Xavier Knight Pty Ltd	15 June 2026
51.	Façade Design Compliance Declaration	Xavier Knight Pty Ltd	15 June 2026
52.	Bathing Facilities Design Compliance Letter	HammondCare	04 June 2026
53.	Operational Management Plan	HammondCare	09 June 2026
54.	Design Compliance Declaration Schedule & Supporting Documentation	HammondCare	15 June 2026
55.	Certificate of Conformity No. CM30048 – Cemintel Territory Series Cladding System	Global-Mark Pty Ltd	28 August 2025
56.	Certificate of Conformity No. CM20198 – CEMINTEL Barestone Wall Cladding System	SAI Global Certification Services Pty Limited	16 March 2026
57.	Engineering Advice – Smartbric Façade System Compliance	Enertren Pty Ltd	29 November 2022
58.	SOLITEX EXTASANA ADHERO Product Data Sheet	Pro Clima Australia Pty Ltd	November 2024
59.	Certificate of Conformity No. CM30142 – Vitraloc Cladding System	Global-Mark Pty Ltd	18 November 2022
60.	Quality Management Plan	Hindmarsh	04 February 2026
61.	Safety Management Plan	Hindmarsh	23 February 2026
62.	Project Risk Assessment	Hindmarsh	11 August 2025
63.	Emergency Management Plan	Hindmarsh	24 February 2026
64.	Construction Environmental Management Plan	Hindmarsh	24 February 2026
65.	Performance Based Design Brief – F3P1 Weatherproofing of External Wall Systems – Report No. 230808_2408 05 RO1	Xavier Knight Pty Ltd	20 August 2024
66.	Accessibility Design Review Report – 204945_ADR_CC_V1.1	ABE Consulting Pty Ltd	28 November 2025

+ Item	+ Documentation	+ Prepared by	+ Date
67.	Performance Based Design Brief – Report No. 20495_PBDB_V1.10	ABE Consulting Pty Ltd	13 August 2024
68.	NCC 2022 Section J Part J4 Performance-Based Design Brief (PBDB) – Revision F	JHA Services	13 October 2025
69.	Performance Based Design Brief – Bathing Facilities	HammondCare	04 June 2026

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-FER-R01 Issue. 04	Innova Services Australia Pty Ltd	Ben Hamilton (BDC3375)	19 February 2026
Other BCA Requirement					
PS-2.	Performance Solution Report	20495_PSR_v 1.3	ABE Consulting Pty Ltd	Sam Freeman & Abe Strbik	19 February 2026
PS-3.	F3P1 Weatherproofing Performance Solution Report	220808_260226 Rev. R03	Xavier Knight Pty Ltd	Feris Chehade (DEP000019)	10 June 2026
PS-4.	Weatherproofing Compliance Performance Solution Report	BTS 23-33 Issue. 4	BTS Pty Ltd	-	28 May 2026
PS-5.	Section J Part J4 J1V3 Performance Solution Report	210031 Rev. L	JHA Consulting Engineers (NSW) Pty Ltd	Gary Tang	13 October 2025

EP&A (Development Certification and Fire Safety) Regulation 2021 – Fire Safety Systems in Class 2-9 Buildings

Documentation relied upon as required by the section 22 of the Environment Planning & Assessment (Development Certification and Fire Safety) Regulation 2021:

+ **Plans and Specifications Relating to Relevant Fire Safety Systems:**

+ Item	+ Documentation	+ Prepared by	+ Date
FS-1.	Fire Services Design Certificate	JHA Consulting Engineers (NSW) Pty Ltd	10 November 2025
FS-2.	Fire Services Drawings HST-FP-1011 (Rev. 1), HST-FP-1012 (Rev.1), HST-FP-1013 (Rev. 1), HST-FP-1014 (Rev. 1), HST-FP-1021 (Rev. 1), HST-FP-1022 (Rev. 1), HST-FP-1023 (Rev. 1), HST-FP-1024 (Rev. 1), HST-FP-1031 (Rev. 1), HST-FP-1032 (Rev. 1),	JHA Consulting Engineers (NSW) Pty Ltd	10 November 2025

+ Item	+ Documentation	+ Prepared by	+ Date
	HST-FP-1033 (Rev. 1), HST-FP-1034 (Rev. 1), HST-FP-1041 (Rev. 1), HST-FP-1042 (Rev. 1), HST-FP-1043 (Rev. 1), HST-FP-1044 (Rev. 1), HST-FP-1051 (Rev. 1), HST-FP-1052 (Rev. 1), HST-FP-1053 (Rev. 1), HST-FP-1054 (Rev. 1), HST-FP-1061 (Rev. 1), HST-FP-1062 (Rev. 1), HST-FP-1063 (Rev. 1), HST-FP-1064 (Rev. 1), HST-FP-1071 (Rev. 1), HST-FP-1081 (Rev. 1), HST-FP-1091 (Rev. 1), HST-FP-1101 (Rev. 1), HST-FP-1111 (Rev. 1), HST-FP-2011 (Rev. 1), HST-FP-2012 (Rev. 1), HST-FP-2013 (Rev. 1), HST-FP-2014 (Rev. 1), HST-FP-2021 (Rev. 1), HST-FP-2022 (Rev. 1), HST-FP-2023 (Rev. 1), HST-FP-2024 (Rev. 1), HST-FP-2031 (Rev. 1), HST-FP-2032 (Rev. 1), HST-FP-2033 (Rev. 1), HST-FP-2034 (Rev. 1), HST-FP-2041 (Rev. 1), HST-FP-2042 (Rev. 1), HST-FP-2043 (Rev. 1), HST-FP-2044 (Rev. 1), HST-FP-2051 (Rev. 1), HST-FP-2052 (Rev. 1), HST-FP-2053 (Rev. 1), HST-FP-2054 (Rev. 1), HST-FP-2061 (Rev. 1), HST-FP-2062 (Rev. 1), HST-FP-2063 (Rev. 1), HST-FP-2064 (Rev. 1), HST-FP-2071 (Rev. 1), HST-FP-2081 (Rev. 1), HST-FP-2091 (Rev. 1), HST-FP-2101 (Rev. 1), HST-FP-2111 (Rev. 1), SLN-FP-1010 (Rev. 1), SLN-FP-1020 (Rev. 1), SLN-FP-1030 (Rev. 1), SLN-FP-1040 (Rev. 1), SLN-FP-1050 (Rev. 1), SLN-FP-2010 (Rev. 1), SLN-FP-2020 (Rev. 1), SLN-FP-2030 (Rev. 1), SLN-FP-2040 (Rev. 1), SLN-FP-2050 (Rev. 1), SLN-FP-2060 (Rev. 1), SLS-FP-1010 (Rev. 1), SLS-FP-1020 (Rev. 1), SLS-FP-1030 (Rev. 1), SLS-FP-1040 (Rev. 1), SLS-FP-1050 (Rev. 1), SLS-FP-1060 (Rev. 1), SLS-FP-2010 (Rev. 1), SLS-FP-2020 (Rev. 1), SLS-FP-2030 (Rev. 1), SLS-FP-2040 (Rev. 1), SLS-FP-2050 (Rev. 1), SLS-FP-2060 (Rev. 1), SLS-FP-2070 (Rev. 1)		

Pursuant to section 22 of the EP&A(DC&FS) Regulation 2021, BM+G (**RBC00037**) is satisfied that the above plans and specifications correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia

+ **Schedule 2** – 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.

18 June 2026

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	20 April 2026
Date Determined	18 June 2026

Please find undercover a copy of the Construction Certificate No. CC-26053 for the proposed CC2: Remaining works associated with the Greenwich Hospital Redevelopment - Detailed Design comprising the design, staged construction and operation of the hospital and integrated healthcare campus excluding the fitout of Level 10 Health Services Tower (HST Building).

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 $47.00 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)

18 June 2026

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	20 April 2026
Date Determined	18 June 2026

Please find undercover a copy of the Construction Certificate No. CC-26053 for the proposed CC2: Remaining works associated with the Greenwich Hospital Redevelopment - Detailed Design comprising the design, staged construction and operation of the hospital and integrated healthcare campus (excluding the fitout of Level 10 Health Services Tower (HST Building).

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 $47.00 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)

18 June 2026

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 20 April 2026 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-26053 for the proposed CC2: Remaining works associated with the Greenwich Hospital Redevelopment - Detailed Design comprising the design, staged construction and operation of the hospital and integrated healthcare campus (excluding the fitout of Level 10 Health Services Tower (HST Building).

Any associated documentation can be accessed via the NSW Planning Portal.

Council has also received a copy of the Construction Certificate together with the approved documentation via the NSW Planning 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.

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 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 of the first internal and external waterproofing.
- 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.

Building Commission NSW

FIRE SAFETY SCHEDULE
FORM

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

Please note:

1. A fire safety schedule must deal with the whole of the building not just part of the building.
2. Please complete all sections in full using CAPITAL LETTERS.

Section 1: Location of the building

Address (street number, 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 reissued.

☐ 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-26053

Section 4: Fire safety measures for the building – excluding critical fire safety measures (Section 79 of the Regulation)

Current (existing)

Item No	Fire safety measure (current/existing)	Minimum standard of performance
1.	NA	NA

Proposed (new or modified including section 84(6) of the Regulation)

Item No	Fire safety measure (proposed)	Minimum standard of performance
1.	ACCESS PANELS, DOORS & HOPPERS	BCA CLAUSE C4D14 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATIONS

Item No	Fire safety measure (proposed)	Minimum standard of performance
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 AS2118.1-2017 & 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

Item No	Fire safety measure (proposed)	Minimum standard of performance
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 – 2021
27.	WARNING & OPERATIONAL SIGNS	BCA CLAUSE C4D7, D3D28, D4D7 & D4D4 AS 1905.1 – 2015 & SECTION 108 OF THE EP&A REGULATION 2000

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

Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
FIRE ENGINEERING REPORT NO. 22054-FER-R01 ISSUE NO. 04 DATED 19 FEBRUARY 2026 – BEN HAMILTON (BDC3375) – INNOVA SERVICES AUSTRALIA PTY LTD	C1P1, C1P2, C1P3, C1P8	**CL C2D2, C3D6, C3D8, C3D9, C3D10 - COMPARTMENTATION SEPARATION OF CLASSIFICATIONS BY FIRE WALLS** + TO PERMIT RATIONALISE FIRE SEPARATION BETWEEN THE LEVEL 2 UNDERCROFT CARPARK ENTRY AND SETDOWN AREA AND THE ADJACENT RECREATIONAL POOL AND GYM AREA TO COMPRISE FIRE-RATED CONSTRUCTION WITH UNPROTECTED OPENINGS. + 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

Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
		SMOKE COMPARTMENTS NOT GREATER THAN 500M^2.
	C1P2, C1P8	**SPECIFICATION 5 (S5C16) - 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.
	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.

Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
	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. + TO HAVE THE TRAVEL DISTANCE FROM THE LEVEL 11 ROOFTOP PLANT TO A SINGLE EXIT OF UP TO 32M, IN LIEU OF 20M.
	D1P4, E2D2	**CLAUSE D2D5, D2D6 - EXIT TRAVEL DISTANCE AND DISTANCE BETWEEN ALTERNATIVE EXITS (CARPARK)** TO PERMIT EXTENDED TRAVEL DISTANCES.
	D1P4, E2D2	**CLAUSE D2D5, D2D6 - EXIT TRAVEL DISTANCE AND DISTANCE BETWEEN ALTERNATIVE EXITS (ROOFTOP TERRANCE AND SKY LOUNGES)** TO PERMIT EXTENDED TRAVEL DISTANCES.
	D1P4, E2D2	**CLAUSE D2D5, D2D6 - EXIT TRAVEL DISTANCE AND DISTANCE BETWEEN ALTERNATIVE EXITS (RESIDENT AND PATIENT AREAS)** TO PERMIT EXTENDED TRAVEL DISTANCES.
	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 TRAVELFROM 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.
	D1P2, D1P5, E2P2	**CLAUSE D2D12 - TRAVEL VIA FIRE-ISOLATED EXITS (EXPOSURE TO PATH OF TRAVEL)** **CLAUSE D2D15 - DISCHARGE OF EXITS**

Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
		+ TO PERMIT THE FIRE-ISOLATED STAIRWAY 1 SERVING SENIORS LIVING SOUTH AND 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 HEALTH AND CARE 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 LOCATED GREATER THAN 4M FROM AN EXIT BY VIRTUE OF THE BUILDING OVERHANG OVER THE ENTRY.

Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
	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 FIREISOLATED 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.
	E2P2	**CLAUSE E2D7, SPECIFICATION 20 - MANUAL CALL POINTS (MCP) / WARDEN INTERCOM POINT (WIP) / MIMIC PANEL LOCATIONS** <u>SENIORS LIVING BUILDING</u> 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. <u>HEALTHCARE BUILDING</u> 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)** 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.

Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
	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 MANAGEMENT (STAIR PRESSURISATION)** TO PERMIT THE OMISSION OF STAIR PRESSURISATION TO THE FIRE-ISOLATED EXITS WITHIN THE HEALTH AND CARE BUILDING.
	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 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)**

Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
		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 (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. TO PERMIT AN UNOBSTRUCTED PATH OF TRAVEL WIDTH WITHIN THE PLANT ROOM TO BE REDUCED, IN LIEU OF BEING AT LEAST 1M.
	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.

Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
	D1P4, D1P6	**CLAUSE D2D8 - WIDTH OF EXITS AND PATHS OF TRAVEL (CORRIDOR WIDTHS)** TO PERMIT THE 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
	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	**CLAUSE 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.
	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 30M^2 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.

Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
	E1P4	**CLAUSE E1D4, SPECIFICATION 17 - SPRINKLERS (SERVICE CUPBOARDS)** TO OMIT SPRINKLER PROTECTION FROM SERVICES CUPBOARDS WITH FLOOR AREAS OF UP TO 4M^2 IN LIEU OF NOT MORE THAN 2.5M^2 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.
	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 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 - BUSHFIRE 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.

Current (existing)

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

Proposed (new or modified including section 84(6) of the Regulation)

Item No	Fire safety measure (proposed)	Minimum standard of performance
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 measure	Description of exemptions
1.	N/A	

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

Name	Organisation (business, relevant authority or council)
BRIAN MAGUIRE	BM PLUS G PTY LTD

Business address (street number, street name, suburb and postcode)
SUITE 2.01, 22-36 MOUNTAIN STREET ULTIMO NSW 2007

Registration Number (where applicable)
RBC00037

Date of issue
18/06/2026

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