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BUILDING CODE OF AUSTRALIA STATEMENT

For

**7 storey health care building with basement car park
and loading dock**

At

**ROYAL PRINCE ALFRED HOSPITAL, NORTH WEST
PRECINCT, MISSENDEN ROAD, CAMPERDOWN**

Client: Health Infrastructure

File Ref: CF12115-BCA Statement (Rev 02)

Date: 11 July 2012

BCA STATEMENT
Royal Prince Alfred Hospital – Proposed Health Care Development

1.0 DESCRIPTION OF PROPOSAL

1.1 Description of development

The Royal Prince Alfred Hospital development proposes the following

- A 7 storey health care building;
- Provision of emergency service and other vehicles, and pedestrian links through Lucas Street and Brodie Street (Brodie Street is a private road);
- Basement car parking accessed from Lucas Street;
- Loading dock accessed from Brodie Street.

1.2 Referenced Documents

Drawing no.	Description	Prepared by
DoP-099 (ISSUE B)	LOWER GROUND LEVEL PLAN	PECHVONHARTEL
DoP-100 (ISSUE B)	GROUND LEVEL PLAN	PECHVONHARTEL
DoP-101 (ISSUE B)	LEVEL 1 PLAN	PECHVONHARTEL
DoP-102 (ISSUE B)	LEVEL 2 PLAN	PECHVONHARTEL
DoP-103 (ISSUE B)	LEVEL 3 PLAN	PECHVONHARTEL
DoP-104 (ISSUE B)	LEVEL 4 PLAN	PECHVONHARTEL
DoP-105 (ISSUE B)	LEVEL 5 PLAN	PECHVONHARTEL
DoP-106 (ISSUE B)	LEVEL 6 PLANT	PECHVONHARTEL
DoP-050 (ISSUE B)	SITE PLAN	PECHVONHARTEL

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

2.1 Classification

The proposed commercial development attracts the following BCA classifications:

Part of building	Use	Classification
Basement Level	Car park	Class 7a
Ground Level	Emergency care area & office/ Loading dock	Class 5, 7b & 9a
Level 1	Patient treatment area	Class 9a
Level 2	Office	Class 5
Level 3	Patient care area & office	Class 5 & 9a
Level 4	Office & Patient care area	Class 5 & 9a
Level 5	Patient care area	Class 5 & Class 9a
Roof top	Plant	Class 9a

2.2 Rise in Storeys

The rise in storeys calculated in accordance with clause C1.2 requires a Type A construction.

2.3 Effective Height

For the purposes of determining the required services and equipment and type of construction, the effective height of the building is proposed to be less than 25m.

2.4 Type of Construction

In accordance with the provisions of C1.1 the building is required to be of Type A Construction.

2.5 Fire Source Features (F.S.F)

The Fire Resistance Levels of external walls will be determined based on setbacks from site boundaries. There are currently no other existing buildings on this allotment.

3.0 BCA COMPLIANCE

The proposed new works will comply with the Deemed-to-Satisfy requirements of Building Code of Australia – BCA 2012. Where required, "Alternative Solutions" will be employed in accordance with the BCA 2012. Where "Alternative Solutions" will be employed, assessment and verification will generally be in accordance with the assessment methodology stipulated under Section A0.9 of the BCA or via "Fire Safety Engineering" analysis in accordance with the "International Fire Engineering Guidelines" (FEG).

It is anticipated that "Alternative Solutions" will be explored with regard to a number of issues, including, but not limited to the items under section 3.1 of this report.

3.1 Alternative Solutions

Item	Description of Non-Compliance	DTS Provision of BCA
1.	Mental Health – Managed Evacuation, therefore doors in the path of travel and required exit will not be provided with free egress.	Cl. D2.21, D2.22
2.	Mental Health – Fire hydrant and fire hose reel cabinets will be locked.	Cl. E1.3 & E1.4
3.	Non-complying discharge from the building to Brodie Street, which is a private road: - The discharge of the fire-isolated exits to a non-complying covered area; - The discharge of non-fire isolated exit to a non-complying covered area	Cl. D1.4, D1.7 & D1.10
4	Deletion of smoke detectors in the ceiling voids	Cl. E2.2a
5.	Deletion of Sound System and intercom systems for emergency purposes, in patient bedrooms only	Cl. E4.9
6.	Non-complying natural light to the sleeping areas located within Ward areas.	Cl. F4.1
7.	Mental Health – Introduction of 15mm anti-tamper sprinkler heads in lieu of providing 10mm sprinkler heads.	Cl. E1.5

8.	The hydrant booster location is not within site of the main entry of the building.	Cl. E1.3
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3.2 Essential Fire Safety Measures

All required essential fire safety measures will be provided in accordance with BCA 2012.

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