

10 June 2022

Health Infrastructure  
C/- Johnstaff

Attention: Gilda Barakat  
Email: gilda.barakat@johnstaff.com.au

Dear Gilda,

**RE: SHOALHAVEN HOSPITAL REDEVELOPMENT SSD DA (SSD-35999468)  
BCA AND DDA COMPLIANCE STATEMENT FOR SSD DA SUBMISSION**

This statement has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation that will accompany the SSD Development Application submission to the Department of Planning and Environment for the proposed development works at the subject site against the Building Code of Australia 2019 Amendment 1 and the current Public Comment Draft provisions of Building Code of Australia 2022 (BCA 2022), and DDA provisions of the Premises Standard.

**1.0 PROPOSED DEVELOPMENT**

Health Infrastructure NSW (HI) is the applicant for the proposed Shoalhaven Hospital Redevelopment at Scenic Drive, Nowra in the City of Shoalhaven Local Government Area (LGA).

The proposal is State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and section 14(a) of Schedule 1 of the *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)* as it involves development for the purposes of a hospital with a capital investment value in excess of \$30 million.

The Shoalhaven Hospital Redevelopment seeks to deliver significantly enhanced acute services, as well as a new campus main entry and drop-off area.

The proposed Acute Services Building will be located south and east of the hospital's existing cluster of buildings at will address Shoalhaven Street to the hospital's east. The development is proposed to be located on the site of the existing Shoalhaven Community Pre-school (which will be separately relocated) and part of the former Nowra Park.

The proposed Shoalhaven Hospital Redevelopment under this SSD relates primarily to the development of a new hospital building and its ancillary works. The scope includes a new 7-level building of about 31,000m2 GFA, with rooftop plant and helipad, generally accommodating the following:

| LEVEL    | COMPRISES   |
|----------|---|
| Level 00 | Back of House (BOH), Loading Dock, Kitchen, plant, Pharmacy, Staff amenities, Mortuary, and plant.            |
| Level 01 | Front of House (FOH), Emergency Department (ED), Medical Imaging, and Cafe                                    |
| Level 02 | Operating Suites & Endoscopy, Central Sterile Supply Department (CSSD), and linkway to Block B                |
| Level 03 | Coronary Care Unit (CCU), Close Observation Unit (COU), Intensive Care Unit (ICU), cultural centre, and plant |
| Level 04 | In-Patient Unit (IPU), Mental Health, and plant   |
| Level 05 | In-Patient Unit (IPU)   |

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|          |                       |
|----------|-----------------------|
| Level 06 | In-Patient Unit (IPU) |
| Level 07 | Rooftop plant         |
| Level 08 | Helipad               |

This generally results in 279 new beds and treatment spaces across a range of departments, eight new operating theatres, and two new endoscopy theatres. The works include a new ambulance entry from Shoalhaven Street, new public and servicing accessway off North Street, and separate loading dock entry and mortuary parking off Shoalhaven Street.

A range of infrastructure and civil engineering works are proposed as well as demolition of existing structures within the footprint of the new building and/or on the existing hospital campus where a new linkway connection is proposed. Earthworks will be necessitated within the building's footprint and immediate environs.

Subdivision of the balance of Lot 104 (the former Nowra Park) remaining and consolidation of the existing pre-school lot into the hospital lot is also proposed.

A number of selected trees will require removal. Other significant trees will be retained and protected. Replacement planting at a minimum rate of 1:1 is proposed.

The development's SEARs were issued by the Department of Planning and Environment on 23 February 2022.

In preparing this report, the following SEARs General Requirements and Key Issues have been addressed. The table below sets out the reference or location of these matters within this report.

| GENERAL REQUIREMENT OR KEY ISSUE  | REFERENCE / LOCATION WITHIN THIS REPORT |
|---|---|
| Assess how the development complies with the relevant accessibility provisions. | Section 5.0 and 6.0.                    |

## 2.0 COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

- a) Confirm that the SSDA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Registered Certifier.
- b) Confirm that the proposed new building works can readily achieve compliance with BCA 2022 pursuant to section 6.28 of the *Environmental Planning & Assessment Act 1979*.
- c) Accompany the SSDA submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.
- d) Accompany the Development Application submission to enable the Consent Authority to be satisfied the accessibility provisions required under the BCA, Premises Standards, and Council DCP have been met in the design, with full compliance being achievable.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development. The development will be subject further assessment following receipt of more detailed documentation at BCA S6.28 Crown Certificate stage.



### 3.0 REFERENCED DOCUMENTATION

This report has been prepared based on a review of the preliminary DA architectural plans prepared by Conrad Gargett:

| DRAWING No.        | REVISION | DATE     | DRAWING No.        | REVISION | DATE     |
|--------------------|----------|----------|--------------------|----------|----------|
| ASB-DD-DR-AR-22001 | 14       | 13.05.22 | ASB-DD-DR-AR-22701 | 14       | 13.05.22 |
| ASB-DD-DR-AR-22101 | 14       | 13.05.22 | ASB-DD-DR-AR-22801 | 13       | 13.05.22 |
| ASB-DD-DR-AR-22201 | 14       | 13.05.22 | ASB-DD-DR-AR-30001 | 4        | 13.05.22 |
| ASB-DD-DR-AR-22202 | 11       | 13.05.22 | ASB-DD-DR-AR-30002 | 4        | 13.05.22 |
| ASB-DD-DR-AR-22301 | 15       | 13.05.22 | ASB-DD-DR-AR-30004 | 3        | 13.05.22 |
| ASB-DD-DR-AR-22401 | 14       | 13.05.22 | ASB-DD-DR-AR-35001 | 4        | 13.05.22 |
| ASB-DD-DR-AR-22501 | 13       | 13.05.22 | ASB-DD-DR-AR-35002 | 3        | 13.05.22 |
| ASB-DD-DR-AR-22601 | 13       | 13.05.22 | ASB-DD-DR-AR-3003  | 4        | 13.05.22 |

### 4.0 BUILDING CLASSIFICATION

The new proposed ASB is classified as follows:

|  |   |
|--|---|
| <b>+ BCA CLASSIFICATION:</b>             | Class 9a (Health-Care)<br>Class 7b (Loading Dock).<br>Class 3 (Overnight Stay)  |
| <b>+ IMPORTANCE LEVEL (STRUCTURAL):</b>  | 4   |
| <b>+ RISE IN STOREYS:</b>                | 9 Storeys   |
| <b>+ TYPE OF CONSTRUCTION:</b>           | Type A  |
| <b>+ EFFECTIVE HEIGHT:</b>               | 40.420m (RL 57.700 – RL 17.280) - >25m, <50m.   |
| <b>+ MAX. FIRE COMPARTMENT SIZE:</b>     | 5,000m <sup>2</sup> & 30,000m <sup>3</sup><br>+ 2,000m <sup>2</sup> in Treatment Areas<br>+ 1,000m <sup>2</sup> in Ward Areas |
| <b>+ FLOOR AREA:</b>                     | TBD   |
| <b>+ SPRINKLER PROTECTED THROUGHOUT:</b> | Yes   |
| <b>+ CLIMATE ZONE:</b>                   | Zone 6  |



## 5.0 BCA ASSESSMENT – KEY ISSUES

### 1.1 SECTION B - STRUCTURE

- B1**
- + New building works are to comply with the structural provisions of the BCA 2022 and referenced standards including AS 1170.
  - + The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary.
  - + BCA Clause B1.6 may apply to the project (Construction of buildings in flood hazard areas). A suitably qualified person is to be consulted with in regards to applicability of these requirements.
  - + The structural engineer will need to ensure that the link bridge is designed to be structurally independent from (i.e. not support off) Block B.
  - + Structural engineer to ensure compliance with the requirements of NCC 2022 with regards to structure.

### 1.2 SECTION C – FIRE RESISTANCE

- C2D2 (C1.1)**
- Type of Construction: As the building contains more than three storeys, Type A Construction applies to the building. The relevant FRLs as listed in Table 3 of Specification C1.1 must be adhered to. Refer to **APPENDIX A**.

#### Performance Solution

- + Exposure between the new link bridge and the existing buildings will occur where the external walls of one building are within 6m of the external walls of the other building. We understand a fire engineered performance solution will be proposed in order to concentrate this protection to the external walls of the new building (i.e. link bridge).
- + To rationalise the method of fire rating the slab edge at the junction with the external wall.
- + To permit the building to be located within <3m of internal allotment boundaries

Note: Confirmation will be required that all relevant allotment boundaries are to allotments that are owned by NSW Health.

- C2D10 (C1.9)**
- Non-Combustible Building Elements: Documentation is required to be provided as relevant to:

- + Any external wall claddings.
- + Any framing or integral formwork systems. I.e. timber framing, sacrificial formwork, etc.
- + Any external linings or trims. I.e. external UPVC window linings, timber window blades, etc.
- + Any sarking or insulation contained within the wall assembly.

This is not an exhaustive list, and any element incorporated within any external wall assembly must be identified and provided for review. Any departures from non-combustibility or deemed non-combustible materials under this clause (C1.9[e]) will require approval.

#### General Note

Note that these works are subject to NSW HI DGN 32 and as such bonded laminate cladding is not permitted.

Details regarding the external walls will be reviewed as the design progresses, noting compliance is readily achievable.



| BUILDING ELEMENT  | TYPE A CONSTRUCTION                        |
|---|--|
| External wall   | Non-combustible                            |
| Common wall   | Non-combustible                            |
| Floor and floor framing of lift pit   | Non-combustible                            |
| All loadbearing internal walls (including those of shafts)  | Concrete, masonry or fire-protected timber |
| Loadbearing fire walls  | Concrete, masonry or fire-protected timber |
| Non-Loadbearing Internal Walls Required to be Fire-Resistant  | Non-combustible                            |
| Non-loadbearing lift, ventilating, pipe, garbage and the like shafts which do not discharge hot products of combustion. | Non-combustible                            |

**C2D14  
(C1.14)**

**Ancillary Elements:**

An ancillary element must not be fixed, installed, or attached to or supported by the internal space within parts or external face of an external wall that is required to be non-combustible unless it is non-combustible, or is afforded a concession under this clause.

**General Note**

We understand at this stage that building signage will form solid aluminium construction and as such will be able to be verified as being not deemed combustible in accordance with AS 1530.1 or via reliance on the pre-finished metal sheeting concession under C2D10.

**C3D3  
(C2.2)**

**General Floor Area and Volume Limitations:**

No fire compartment floor area exceeds 5,000m<sup>2</sup>, the maximum floor area prescribed by this clause.

**C3D6  
(C2.5)**

**Class 9a Buildings:**

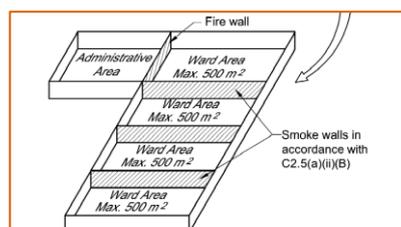
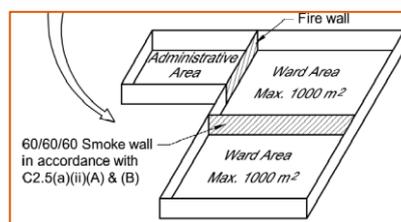
**FIRE AND SMOKE COMPARTMENTS:**

Patient care areas need to be separated into maximum 2,000m<sup>2</sup> fire compartments by fire walls having an FRL of 120/120/120. Non-patient care areas may be increased to maximum 5,000m<sup>2</sup> fire compartments.

Compartmentation is to be as follows:-

**A. In Ward Areas -**

- i) Where the floor area exceeds 1,000m<sup>2</sup>, then it must be divided into compartments of not more than 1,000m<sup>2</sup>, by walls with an FRL of not less than 60/60/60, and
- ii) Where the floor area exceeds 500m<sup>2</sup>, then it must be separated into further compartments of not more than 500m<sup>2</sup>, by smoke proof walls complying with the requirements of Specification C2.5, and





B. Treatment areas must be divided into compartments of not more than 1,000m<sup>2</sup>, by smoke proof walls complying with Specification C2.5.

- + Consideration of upgrading smoke compartment walls to combined 2-hour fire and smoke walls may be required in order to utilise additional horizontal exits to maintain acceptable egress distances. Refer to Section D1.4 / D1.5.
- + All fire walls are considered combined fire and smoke walls.
- + Ancillary use spaces are required to be 1-hour fire separated from patient care areas. Ancillary use spaces in a Class 9a comprise:
  - A kitchen and related food preparation areas having a combined floor area of more than 30m<sup>2</sup>.
  - A room containing a hyperbaric facility.
  - A room used predominately for the storage of medical records having a floor area of more than 10m<sup>2</sup>.
  - A laundry, where items of equipment are the type that are potential fire sources (e.g. gas fire dryers).

#### Performance Solution

- + To rationalise the method of fire rating the fire walls at the junction with the external wall.
- + We understand a number of fire and smoke compartments will be captured under a fire engineered performance solution with respect to floor areas exceeding maximum DtS sizes.

#### C3D8 (C2.7)

Separation by Fire Walls: Where fire walls are provided to separate buildings, the fire wall must:

- + Extend through all storeys and spaces in the nature of storeys that are common to that part and any adjoining part of the building,
- + Be carried through to the underside of the roof covering, and
- + Where the roof of one of the adjoining parts is lower than the roof over the other part, the fire wall must extend to the underside of-
  - (A) The covering of the higher roof, or not less than 6m above the covering of the lower roof; or
  - (B) The lower roof if it has an FRL not less than that of the fire wall and no openings closer than 3m to any wall above the lower roof; or
  - (C) The lower roof if its covering is non-combustible and the lower part has a sprinkler system complying with Specification E1.5.

#### Performance Solution:

To rationalise the method of fire rating the fire walls at the junction with the external wall.

#### C3D9 / C3D10 (C2.8 / C2.9)

Separation of Classifications: Where parts of a building with different classifications are located adjacent one another, the fire resisting construction requirements of the most stringent classification apply throughout – unless the classifications are separated via a fire wall with an FRL of that required for the most stringent classification.

Where different classifications are located above and below one another, the floor is required to achieve the FRL of that required for the classification in the storey below.

#### C3D13 / C3D14 (C2.12 / C2.13)

Separation of Equipment / Electricity Supply Systems:

Dependent on plant and equipment to be housed within the plant rooms, FRL 120/120/120 fire separation may be required to separate these areas from the building remainder. The following equipment required FRL120/120/120 fire separation from the building:



- + Main switch rooms / boards; or
- + Electricity substations; or
- + Light motors and lift control panels; or
- + Emergency generators used to sustain emergency equipment operating in the emergency mode; or
- + Central smoke control plant; or
- + Boilers;
- + A battery or batteries installed in the building that have a voltage exceeding 12 volts and a capacity exceeding 200kWh.

**C3D15**  
**(C2.14)**

Public Corridors in Class 2 and 3 Buildings:

In a Class 2 or 3 building, a public corridor, if more than 40 m in length, must be divided at intervals of not more than 40 m with smoke-proof walls.

**Performance Solution**

To justify the lack of smoke proof corridors in accordance with the requirements of this clause serving the Class 3 SOUs.

**C4D3**  
**(C3.2)**

Separation of External Walls and Associated Openings in Different Fire Compartments:

Openings in an external wall that is required to have n FRL must be protected in accordance with C3.4 if the distance between the opening and a separate building or allotment boundary to which it is exposed to is less than:

- + 3m from a side or rear boundary of the allotment; or
- + 6m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or
- + 6m from another building on the allotment that is not Class 10.

Note: If wall-wetting sprinklers are used, they are to be located externally.

**Performance Solution**

- + Block B is within 6m of the proposed new ASB link bridge. We understand a fire engineered performance solution has been proposed to concentrate the fire-rated protection to the new link bridge in lieu of protecting both the link bridge and the existing Block B openings / walls.
- + To permit the building to be located within <3m of internal allotment boundaries

Note: Confirmation will be required that all relevant allotment boundaries are to allotments that are owned by NSW Health.

**C4D4**  
**(C3.3)**

Protection of Openings in External Walls:

External walls and openings of adjacent fire compartments must be protected in accordance with this clause where exposed to one another.

**Performance Solution**

To rationalise the method of protecting external walls and openings of adjacent fire compartments where exposed to one another.

**C3D12**  
**(C3.11)**

Bounding Construction:

**Performance Solution:**

To omit fire-rated bounding construction from public corridors serving as egress paths from the Class 3 SOUs.

Note: We understand the SOUs themselves will maintain fire-rated bounding construction in accordance with this clause.



|                                      |  |
|--------------------------------------|--|
| <b>Spec 12</b><br><b>(Spec C3.4)</b> | <u>Fire Doors, Smoke Doors, Fire Windows and Shutters:</u>   |
|                                      | <b>Performance Solution:</b> <ul style="list-style-type: none"><li>+ To rationalise smoke leakage through two-way swing dual smoke doors.</li><li>+ To permit smoke doors to swing against the direction of egress. Refer to Cl. D2.20 in this report for a mark-up of applicable doors.</li></ul> |

### 1.3 PARTS D2 & D3 – PROVISION FOR ESCAPE AND CONSTRUCTION OF EXITS

|  |   |
|--|---|
| <b>D2D3</b><br><b>(D1.2)</b>   | <u>Number of Exits Required:</u> Each storey is provided with two or more exits.<br><b>Performance Solution:</b><br>To justify a single exit being provided from individual rooms on Ground Floor.  |
| <b>D2D4</b><br><b>(D1.3)</b>   | <u>When Fire-Isolated Stairways and Ramps Are Required:</u><br>All required stairways serving patient care areas are shown as fire-rated stairs on plan. It is noted that Stair 05, which is a circulation only stair, has been assessed under the requirements of D2.12.   |
| <b>D2D5</b><br><b>(D1.4)</b>   | <u>Exit Travel Distances:</u><br>Egress from the building will rely on a combination of exit stairways and horizontal exits across the floor plate. The following is noted in relation to egress: <ul style="list-style-type: none"><li>+ Travel distances are permitted to extend to 20m to a point of choice and 40m to a single exit in <u>non-patient care</u> areas. Travel distances in <u>patient care</u> areas are permitted to extend to 12m to a point of choice and 30m to a single exit.</li></ul> <b>Performance Solution:</b><br>To justify a number of extended travel distances.   |
| <b>D2D6</b><br><b>(D1.5)</b>   | <u>Distances Between Alternative Exits:</u><br>Travel distances between alternative exits are permitted to extend to 60m between alternative exits in <u>non-patient care</u> areas. Travel distances in <u>patient care</u> areas are permitted to extend to 45m between alternative exits.<br><b>Performance Solution:</b><br>To justify a number of extended travel distances. Refer to below tables.  |
| <b>D2D7</b><br><b>D2D8</b><br><b>D2D9</b><br><b>D2D10</b><br><b>D2D11</b><br><b>(D1.6)</b> | <u>Dimensions of Exits and Paths of Travel to Exits:</u><br>The unobstructed width of each required exit or path of travel to an exit must be generally 1m wide, except for corridors in patient care areas in which patients may be transported in beds, which require a clear width of no less than 1.8m.<br>In a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than— <ul style="list-style-type: none"><li>+ in patient care areas through which patients would normally be transported in beds—<ul style="list-style-type: none"><li>▪ if the doorway provides access to, or from, a corridor of width—<ul style="list-style-type: none"><li>- less than 2.2 m — 1200 mm; or</li><li>- 2.2 m or greater — 1070 mm; and</li></ul></li></ul></li></ul> Where the doorway referred to in (i) is fitted with two leaves and one leaf is secured in the closed position, in accordance with D3D26(3)(e), the other leaf must permit an unobstructed opening not less than 800 mm wide; or |
| <b>D2D12</b><br><b>(D1.7)</b>  | <u>Travel via Fire Isolated Exits:</u>  |



A fire isolated stairway is required to provide independent egress from each storey that it serves and discharge directly –

- + To a road open space; or
- + To a point –
  - In a storey or space, within the confines of the building, that is used only for pedestrian movement, car parking or the like and is open for at least 2/3 of its perimeter; and
  - From which an unimpeded path of travel, not further than 20m, is available to a road or open space

#### General Note

Fire Stairs 02, 03, and 04 discharge to a point in which occupants can reach the road in compliance with the requirements of this clause.

#### Performance Solution

A Performance Solution is proposed to justify Fire Stair 07 discharging internally within Level 6 and requiring occupants to continue to egress via separate exit systems.

**D2D14  
(D1.9)**

Travel Via Non Fire Isolated Required Stairways:

A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided.

#### Performance Solution

A Performance Solution is required to justify the non-fire-isolated required stairway serving the helipad discharging on Level 7 in lieu of to the level at which egress to a road or open space is provided.

**D2D15  
(D1.10)**

Discharge of Exits:

In accordance with the DTS provisions of the BCA, the discharge of exits to open space cannot incorporate any steps to connect the discharge point to the adjoining roadway.

Verification will be required as to whether there are any proposed stairways connecting the exits to the public roadways that a person is required to travel via (where there is no alternative ramp).

Where ramps are used, the gradient cannot exceed 1:8 at any part or 1:14 where the ramp is also used for access for a person with a disability.

#### Performance Solution

To justify the discharge of Stair 01 requiring travel via a stairway to reach the road in lieu of a ramp in a Class 9a building.

**D2D16  
(D1.11)**

Horizontal Exits:

#### Performance Solution

A fire engineered performance solution will be required to address the requirement for occupants to travel via multiple horizontal exits to reach a final exit (i.e. door to open space or fire-isolated exit).

**D2D17  
(D1.12)**

Non-Required Stairways, Ramps or Escalators:

There are two non-required stairways provided to the building, Stair 05 (which connects Levels 1 to Level 6, and the stair connecting Level 0 and Level 1 (unnamed).

#### Performance Solution

To rationalise the provision of a non-required stairway connecting 6 storeys in a Class 9a building further noting the construction is not strictly in accordance with Specification D2.12.



|                                |   |
|--------------------------------|---|
| <b>D3D22</b><br><b>(D2.17)</b> | <p><u>Handrails:</u></p> <p><b>Performance Solution:</b></p> <p>To justify the handrails serving the helipad not extending up to the top riser.</p>   |
| <b>D3D24</b><br><b>(D2.19)</b> | <p><u>Doorways and Doors:</u></p> <p>Doorways located in a patient care area must not incorporate a sliding door unless that door leads directly to open space and is able to be manually opened under a force of not more than 110 N and open automatically upon fire trip or power failure.</p> <p><b>Performance Solution</b></p> <p>To justify the provision of sliding doors in patient care areas in numerous locations.</p>  |
| <b>D3D25</b><br><b>(D2.20)</b> | <p><u>Swinging Doors:</u></p> <p>All exit doors or doors forming part of a required exit are required to swing in the direction of egress. This applies to all exit doors leading into fire isolated stairways along with the doorways discharging from the fire isolated stairways along with egress doors discharging direct to open space.</p> <p>A swinging door in a required exit or forming part of a required exit must swing in the direction of egress and must not otherwise impede egress. In addition, the door must not encroach at any part of its swing by more than 500mm on the required width of the exit (with the exception of airlocks and sanitary compartments, and with the exception of buildings or building parts that are less than 200m<sup>2</sup>).</p> <p><b>Performance Solution:</b></p> <p>In numerous locations doors forming horizontal exits are proposed to swing against the direction of egress.</p>  |
| <b>D3D26</b><br><b>(D2.21)</b> | <p><u>Operation of Latch:</u></p> <p>All exit doors and doors in a path of travel are required to be provided with door hardware that is operable by a single handed downward action without recourse to a key or locking device and meet the following criteria:</p> <ul style="list-style-type: none"><li>+ The door hardware is to be of a design that the hand of a person who cannot grip will not slip from the handle during the operation of the latch: and</li><li>+ Have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35mm and not more than 45mm more</li><li>+ The door hardware is to be positioned between 900 – 1100mm from the ground.</li></ul> <p>Doors providing re-entry to the building from balcony areas etc. must be fitted with key-operated fastenings only, the tongues of which must be locked in the retracted position whenever the building is occupied so that the door can yield to pressure.</p> <p><b>Performance Solution</b></p> <p>To potentially permit safe assessment rooms to remain locked during a fire alarm within mental health areas.</p> |

## 1.4 PART D4 - ACCESSIBILITY

|                |  |
|----------------|--|
| <b>Part D4</b> | <p><u>Access for People with a Disability:</u> All access is required to comply with AS 1428.1-2009. Access must be provided to all areas normally used by the occupants. This applies to staff and patients alike.</p> <p>Certain areas may be exempted from compliance with the accessibility requirements under this part. This applies to areas where;</p> <ul style="list-style-type: none"><li>+ Access would be inappropriate because of the particular purpose for which the area is used,</li><li>+ An area that would pose a health or safety risk for persons with a disability, or</li></ul> |
|----------------|--|



+ Any path of travel providing access only to an area exempted by the above.  
Any exemption will need to be validated by a letter from the LHD as the design develops.  
The following specific comments are noted:

- + Where fire-isolated stairs are intended on being used not only for egress but also for circulation, additional measures will be required to the stair. These measures include:
  - 125mm gap balustrade system in lieu of a typical three-rail system.
  - DDA compliant features such as dual handrails, handrail extensions, TGSIs, etc.
  - Larger stair shaft sizes as required by the need to achieve suitable clearances for the above measures as well as maintaining a 1m clear egress width.
- + Gradients of external areas will need to be reviewed during Design Development to ensure accessways meet the requirements of AS 1428.1 – 2009.

#### D4D3 (D3.2)

**Access to Buildings:** An accessway must be provided to a building required to be accessible from:

- + The main points of a pedestrian entry at the allotment boundary.
- + Another accessible building connected by a pedestrian link.
- + Any required accessible car parking space on the allotment.

An accessway must be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances. However, noting we recommend all pedestrian entrances function as accessible entrances.

#### General Note

#### AS1428.4.1 Cl.2.5 - Pedestrians and Carriageway at same grade

Where a pedestrian area joins a carriageway at grade (same level) or to delineate the pedestrian area from the carriageway, TGSIs shall be provided in accordance with Figures 2.5(A) and 2.5(B)

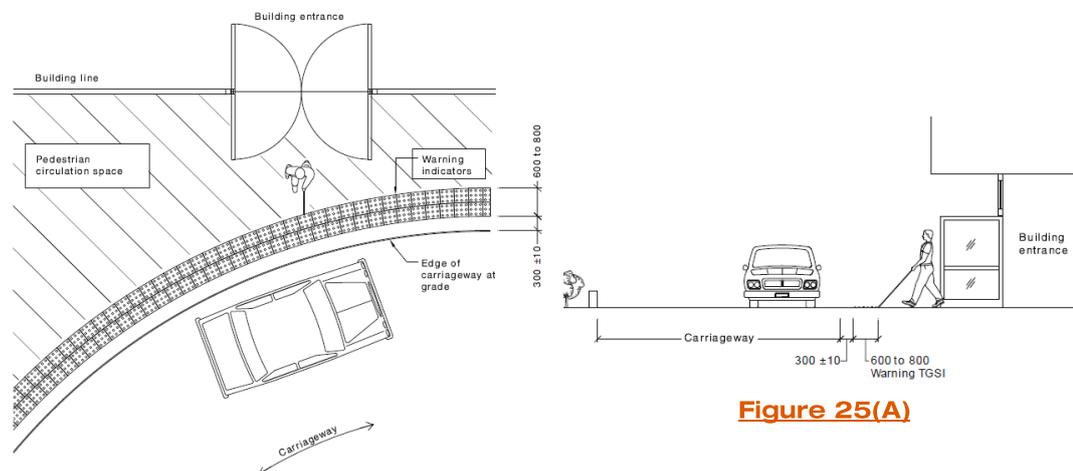


Figure 25(A)

Figure 25(A)

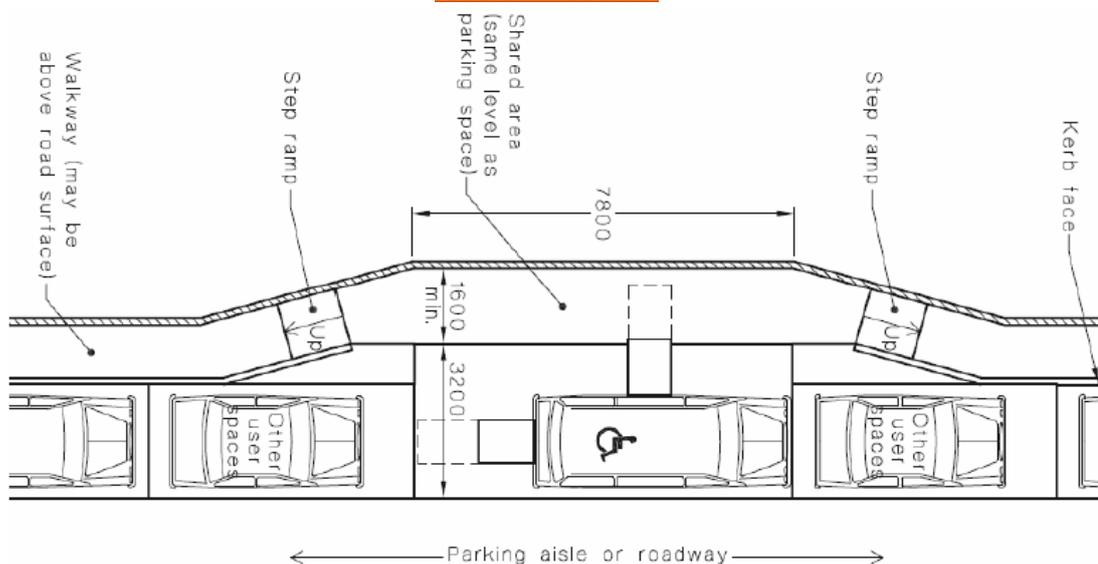
#### AS1428.4.1 Cl.2.5 - Set Down Areas:

For public drop off / setdown areas, if a kerb is provided separating the drop-off area from the pavement, a compliant kerb ramp will need to be provided. The detailing of the parallel set down will need to satisfy the provisions of AS 2890.6 – 2006.

Where the pedestrian pathway and the driveway is at the same grade it will be necessary to achieve a 30% luminous contrast between the walkway and the driveway. Details of the materials, colour and texture will need to be provided as part of the detailed Design Development / Construction Issue Architectural Documentation.

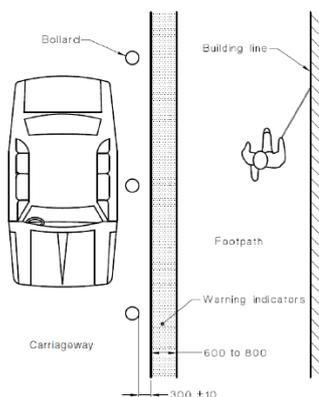


### Set Down Areas



### Requirements for parallel parking

If the set down area is level with the pavement, tactile indicators and bollards are required to be provided as required by AS 1428.4.1 – 2009.



#### D4D4 (D3.3)

##### Parts of Buildings to be Accessible:

Every ramp and stairway (except for ramps or stairways exempt from compliance under D3.4) must comply with:

- + For a ramp, Clause 10 of AS 1428.1 – 2009.
- + For a stairway, Clause 11 of AS 1428.1 – 2009.
- + For a fire-isolated stairway, Clause 11.1(f) and (g) of AS 1428.1 – 2009.

#### General Note

##### AS1428.1 Cl. 6.3 - Widths of paths

Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

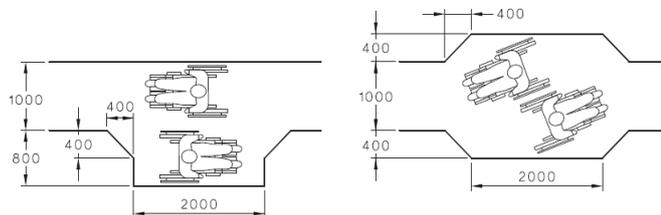
- + Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.
- + Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.



- + Door handles less than 900 mm above the finished floor level.

#### AS1428.1 Cl. 6.4 - Passing Space

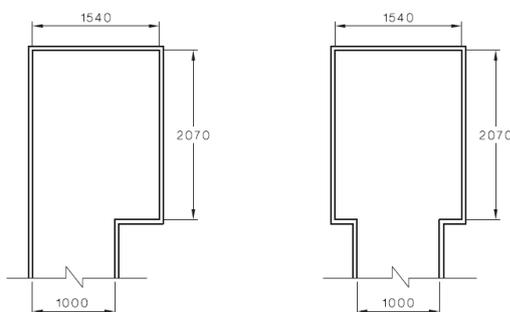
Accessways must have passing spaces complying with AS 1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available.



DIMENSIONS IN MILLIMETRES

#### AS1428.1 Cl. 6.5 - Turning Space

Turning spaces must comply with AS1428.1 and located within 2m of the end of accessways where it is not possible to continue travelling along the accessway, and at maximum 20m intervals along the accessway.

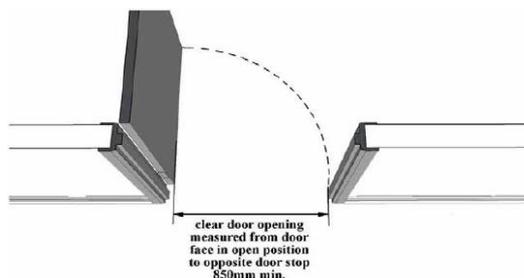


(a) Space required in corridor

(b) Space required in corridor

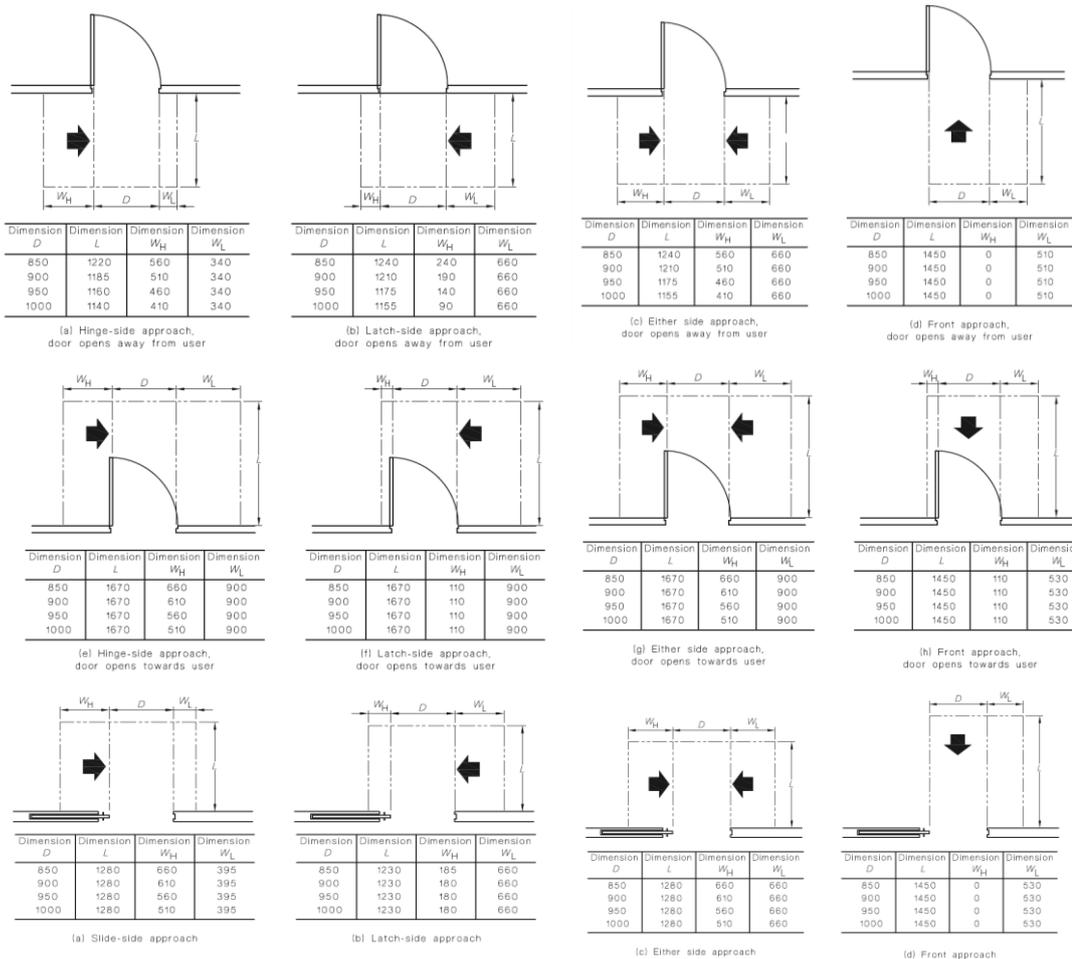
#### AS1428.1 Cl. 13.2 / 13.3 - Doorways

The minimum width of an accessible doorway must have a *clear opening* width of not less than 850mm in accordance with AS1428.1. Where double doors are provided, at least one leaf must have a clear unobstructed width of 850mm.



#### **Clear Unobstructed Width of Doorway**

Circulation space is required to all doorways throughout the building that are required to be accessible in accordance with Section 13 of AS 1428.1 – 2009 (see diagrams below). Circulation space is not required to be provided to rooms where access for a person with a disability is not required i.e. dirty utility / clean utility rooms, plant rooms, comms rooms etc. See below required doorway circulation space for swinging and sliding doors.



**D4D5 (D3.4)**

**Exemptions:** The use of certain parts of the building are not required to be accessible in the following instances:

- + An area where access would be inappropriate because of the particular purpose for which the area is used.
- + An area that would pose a health or safety risk for people with a disability.
- + Any path of travel providing access only to an area exempted by the above two items

Some examples of the above include:

- + Cleaner's rooms used by cleaning staff only
- + Plantrooms and specialty equipment rooms (e.g. comms, UPS, distribution boards etc.)
- + Equipment stores

**D4D6 (D3.5)**

**Accessible Parking:** Accessible car parking spaces must comply with the requirements of AS 2890.6 – 2009. The provision of spaces is to be in accordance with the following table:

| Class of building to which the carpark or car parking area is associated: |   | Number of accessible car parking spaces required:         |
|---|---|---|
| Class 9a  | Hospital (non-outpatient area) –                                      | 1 space for every 100 car parking spaces or part thereof. |
|   | Hospital (outpatient area) –<br>(a) Up to 1000 car parking spaces and | 1 space for every 50 car parking spaces or part thereof.  |



|   |          |
|---|----------|
| (b) For each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces | 1 space. |
|---|----------|

These requirements only apply to new car parking spaces.

**D4D12  
(D3.11)**

**Ramps:** Ramps may be used as part of an accessway where there is a change of level and must comply with the requirements set out in AS1428.1

#### **General Note**

#### **AS1428.1 Cl 10.1 - Walkways, Ramps, and Landings – Generally**

Walkways, ramps and landings that are provided on a continuous accessible path of travel shall be as follows:

- + Sharp transitions shall be provided between the planes of landings and ramps.
- + Landings shall be provided at all changes in direction in accordance with Clause 10.8.
- + Landing or circulation space shall be provided at every doorway, gate, or similar opening.
- + For walkways and landings having gradients in the direction of travel shallower than 1 in 33, a camber or crossfall shall be provided for shedding of water and shall be no steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33.

*NOTE: For requirements for ground surfaces, see Clause 7.*

#### **AS1428.1 Cl. 10.2 - Walkways**

The requirements for walkways are as follows:

- + Walkways can have a gradient up to 1:20. Anything steeper is a ramp and requires kerbs or kerb rails plus handrails to both sides.
- + A walkway with a gradient less than 1 in 33 does not require landings but does require a crossfall of maximum 1 in 40 (maximum cross fall of 1 in 33 if the surface is bitumen).

Walkways steeper than 1 in 33 do not require a crossfall to the main walkway but do require a crossfall of 1 in 40 to landings

#### **AS1428.1 Cl. 10.3 - Ramps**

Ramps to comply with the following:

- + Maximum gradient of a ramp exceeding 1900mm shall be 1 in 14.
- + The gradient of a ramp shall be constant throughout its length.
- + Ramps shall be provided with landings:
  - (a) For ramp gradients of 1 in 14, at intervals not greater than 9m.
  - (b) For ramp gradients steeper than 1 in 20, at intervals not greater than 15m.
  - (c) For ramp gradients between 1 in 14 and steeper than 1 in 20, at interpolated intervals.
- + Handrails must be provided on either side complying with Clause 12.
- + TGSIs shall be installed in accordance with AS 1428.4.1.
- + Ramps shall be set-back at internal corridors so that handrail extensions do not protrude in to paths of travel.

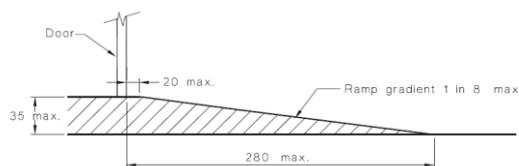


Ramps and intermediate landings shall have kerbs or kerb rails on either side.

**AS1428.1 Cl. 10.5 - Threshold Ramps**

Threshold ramps at doorways on a continuous path of travel shall have—

- + a maximum rise of 35 mm;
- + a maximum length of 280 mm;
- + a maximum gradient of 1:8; and
- + be located within 20 mm of the door leaf which it serves.



**AS1428.1 Cl. 10.6 - Step Ramps**

Step ramps shall have—

- + a maximum rise of 190 mm;
- + a length not greater than 1900 mm; and
- + a gradient not steeper than 1 in 10.

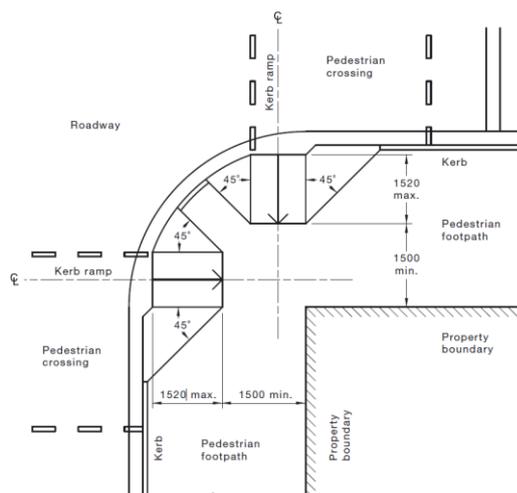
The edges of step ramp shall have a 45° splay where there is pedestrian cross traffic. Otherwise, it shall be protected by a suitable barrier, such as—

- + a wall or suitable barrier with a minimum height of 450 mm; or
- + where an open balustrade is provided a kerb or kerb rail shall be provided.

**AS1428.1 Cl. 10.7 - Kerb Ramps**

Kerb ramps shall have

- + a maximum rise of 190 mm; and
- + a length not greater than 1520 mm; and
- + a gradient not steeper than 1 in 8, located within or attached to a kerb; and be aligned in the direction of travel



Refer to Clause 10.7 of AS 1428.1 - 2009 for the full requirements for Kerb Ramps.

### **AS1428.1 Cl. 10.8 - Landings**

#### Walkways and ramps

The length of landings at walkways (up to a gradient of 1 in 33) and ramps shall comply with one of the following:

- + Where there is no change in direction, the length shall be not less than 1200 mm, as shown in **Figure 25(A)**.
- + Where there is a change of direction not exceeding 90°, the landing shall be not less than 1500 mm. The internal corner shall be truncated for a minimum of 500 mm in both directions, as shown in **Figure 25(B)**.
- + For a 180° turn, the landing shall be as shown in **Figure 25(C)**.

#### Step ramps

- + The length of landings at step ramps shall be not less than 1200 mm in the direction of travel, as shown in **Figures 22(A)** and **22(B)**.
- + Where a change in direction is required, the length of step ramp landings shall be a minimum of 1500 mm, as shown in **Figure 22(A)**.
- + Where doorways are at landings, the dimensions of the landings shall be in accordance with the requirements of Clause 13.3 for circulation spaces at doorways shown in **Figure 25(D)**.

#### Kerb ramps

The length of landings at kerb ramps shall be not less than 1200 mm in the direction of travel.

Where a 'T' junction occurs, the kerb ramp landing shall be a minimum of 1500 x 2000 mm, as shown in Figure 24(B).

Where a single change in direction is required, the ramp landings shall be a minimum of 1500 mm x 1500 mm.

## **1.5 SECTION E - SERVICES AND EQUIPMENT**

**E1D2  
(E1.3)**

**Fire Hydrants:** Fire hydrant coverage is required to be provided to the building in accordance with AS 2419.1 - 2005. Consideration is to be placed on potentially adopting the 2017 revision of AS 2419.1 under a Performance Solution.



### Hydrant Locations

External hydrants if relied upon, are required to be set back a minimum distance of 10m from the external walls of the building unless protected by construction having an FRL of 90/90/90 which extends 3m above and 2m beyond either side of the hydrant outlet.

Internal Hydrants are to be located within each of the fire isolated stairways as part of the combined fire hydrant and sprinkler assembly. Additional hydrants located for coverage may be located within the confines of each storey within 4m of a horizontal exit or non-fire isolated exit i.e., exit discharging directly to open space on lower levels of the building. If full coverage cannot be achieved by the above locations, additional internal fire hydrants may be positioned throughout the floor.

A minimum of one fire hydrant is required to serve each fire compartment unless covered by a fire hydrant within a fire isolated stairway or an external hydrant.

### Fire Hydrant Pump Room

In accordance with AS 2419.1 – 2005, an internal fire hydrant pump room is required to be located so that the doorway opening to the pump room leads directly to a road or open or alternatively to a fire isolated exit via an airlock. The fire pump room needs to be clearly identified on plan.

#### **Performance Solution**

- + To justify matters relating to the provision of fire hydrant coverage to the helipad (services consultant to confirm any shortfalls in coverage).
- + To permit secure access to fire hydrants within mental health areas.
- + To justify the fire brigade booster assembly not being located at the boundary of the site.
- + To justify the fire pump room not technically opening directly to open space.

**E1D3  
(E1.4)**

Fire Hose Reels: Fire hose reel coverage is required to be provided to the building in accordance with AS2441-2005.

#### **Performance Solution**

- + To justify matters relating to the provision of fire hose reel coverage to the helipad (services consultant to confirm any shortfalls in coverage).
- + To permit secure access to fire hose reels within mental health areas.
- + To justify a lack of FHR coverage to a number of rooms due to fire / smoke separation.

**E1D4  
(E1.5)**

### Sprinklers:

We understand the building will be provided with a sprinkler system in accordance with AS 2118.1 – 2017.

#### **Performance Solution**

- + To justify the omission of sprinklers from electrical rooms.
- + To justify the sprinkler booster not being located at the site boundary.

**E1D14  
(E1.6)**

Fire Extinguishers: To be provided and designed in accordance with AS 2444-2001. Powder Type fire extinguishers are not permitted within Patient Care Areas.

#### **Performance Solution**

To permit portable fire extinguishers to be secured within cabinets in a manner not permitted by AS 2444 – 2001.

**E1D15  
(E1.8)**

Fire Control Centre: A fire control centre is to be provided based on the total building floor area comprising more than 18,000m<sup>2</sup>. A fire control centre must:

- + Be located in a building so that egress from any part of its floor to a public road or open space does not involve changes in level which in aggregate exceed 300mm.
- + Provide an area from which fire-fighting operations or other emergency procedures can be controlled. Must not be used for any other purpose.



We understand the Fire Control Centre serving the ASB will be designed to comply as a Fire Control Room.

We understand an existing Fire Control Centre is serving Block B and is accessible via Scenic Drive.

## E2

Smoke Hazard Management: The following provisions are required:

- + An AS 2118.1 – 2017 Sprinkler System is to be installed throughout the ASB.
- + An AS 1670.1 – 2018 Fire Detection and Alarm System is to be installed throughout the ASB.
- + All fire-isolated stairs must be provided with stair pressurisation in accordance with AS 1668.1 – 2015 (to the exclusion of any stairs captured under a fire engineered performance solution).
- + Any ducted mechanical air handling systems, or non-ducted systems exceeding a capacity of 1000L/s, must shut down on activation of smoke detection.
- + A Zone Smoke Control System in accordance with AS 1668.1 – 2015.

### Performance Solution

- + To omit stair pressurisation from fire-isolated Stair 7 and 8.
- + To potentially locate MCPs within mental health areas in inaccessible areas.

## Part E3

Lifts: A minimum number of two (2) emergency lifts will be required to be provided to serve each storey of the building that are served by the passenger lifts.

The emergency lifts must be installed within separate banks so that an emergency lift is available within each bank of lifts, otherwise if they are located within the same bank, they need to be contained in separate fire rated shafts.

The following provisions are required to be provided to the lifts:

- + Fire service controls in accordance with E3.7.
- + Fire service recall control switch in accordance with E3.9.
- + Lift car fire service drive control switch in accordance with E3.10.

Vertical circulation throughout the hospital will be via lift and as such the requirements of the lifts are likely to exceed the minimum requirements for accessibility under E3.6 of the NCC.

All passenger lifts to possess appropriate internal dimensions of not less than 1400mm (width) x 1600mm (depth) (NCC E3.6) to meet the minimum accessibility requirements. The sizing of the lift cars will be nominated by the lift consultant.

All lifts must be provided with minimum components to meet NCC E3.6, including handrails, tactile and Braille control buttons, and further enhanced features for people with disabilities to meet the parameters of AS 1735.12:1999, including however not limited to, delayed door closing device, visual and audible indication upon lift arrival and arrival at each landing.

## E4D2- E4D8 (E4.2- E4.8)

Emergency lighting and exits signs: Emergency lighting and exit signage to be installed in accordance with AS 2293.1-2018.

## E4D9 (E4.9)

Sound Systems and Intercom Systems for Emergency Purposes: An AS 1670.4-2018 Sound System and Intercom System for Emergency Purposes is required to be provided to the building.

### Performance Solution

Services consultant to confirm whether speakers will be provided within treatment / ward rooms of mental health areas to verify whether a Performance Solution is required.



## 1.6 SECTION F – HEALTH AND AMENITY

Part F1  
and F2

Damp, Weatherproofing, External Waterproofing, Rainwater Management and Rising Damp & Wet Areas and Overflow Protection

Details of the proposed NCC 2022 Draft provisions to be incorporated in to the design.

F3P1  
(FP1.4)

Weatherproofing: A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause—

- + unhealthy or dangerous conditions, or loss of amenity for occupants; and
- + undue dampness or deterioration of building elements.

Note: There are no Deemed-to-Satisfy Provisions for this Performance Requirement in respect of external walls.

This matter will need to be addressed as a Performance Solution via a façade engineer during Design Development.

### Performance Solution

**ASB**: A Performance Solution Report is required to FP1.4 in regards to the weatherproofing of external walls of the building.

F4D4  
(F2.3)

Sanitary facilities: Sanitary facilities are required to be provided in accordance with the following requirements:

| <b>Sanitary Facilities for the proposed works - Class 8 and 9 Employees</b> |             |              |          |              |            |              |
|---|-------------|--------------|----------|--------------|------------|--------------|
|   | Closet Pans |              | Urinals  |              | Washbasins |              |
|   | Required    | Proposed     | Required | Proposed     | Required   | Proposed     |
| <b>Male</b>   | 1 – 20      | 1            | 1 – 10   | 0            | 1 – 30     | 1            |
|   | >20         | Add 1 per 20 | 11 – 25  | 1            | >30        | Add 1 per 30 |
|   |             |              | 26 – 50  | 2            |            |              |
| <b>Female</b>   | 1 – 15      | 1            | >50      | Add 1 per 50 | 1 – 30     | 1            |
|   | > 15        | Add 1 per 15 |          |              | >30        | Add 1 per 30 |
|   |             |              |          |              |            |              |

| <b>Sanitary Facilities for the proposed works - Class 9 Patients</b> |             |             |          |          |            |             |
|--|-------------|-------------|----------|----------|------------|-------------|
|  | Closet Pans |             | Urinals  |          | Washbasins |             |
|  | Required    | Proposed    | Required | Proposed | Required   | Proposed    |
| <b>Male</b>  | 1 – 16      | 2           |          |          | 1 – 8      | 1           |
|  | >16         | Add 1 per 8 |          |          | >8         | Add 1 per 8 |
| <b>Female</b>  | 1 – 16      | 2           |          |          | 1 – 8      | 1           |
|  | > 16        | Add 1 per 8 |          |          | >8         | Add 1 per 8 |

Additionally, sanitary facilities need to be provided for the retail occupants as follows:

| <b>Sanitary Facilities for the proposed works - Class 6 Retail</b> |             |               |           |               |            |               |
|--|-------------|---------------|-----------|---------------|------------|---------------|
|  | Closet Pans |               | Urinals   |               | Washbasins |               |
|  | Required    | Proposed      | Required  | Proposed      | Required   | Proposed      |
| <b>Male</b>  | 1 – 100     | 1             | 1 – 50    | 1             | 1 – 50     | 1             |
|  | 101 – 300   | 2             | 51 – 100  | 2             | 51 – 200   | 2             |
|  | >300        | Add 1 per 200 | 101 – 150 | 3             | >30        | Add 1 per 200 |
|  |             |               | 151 – 200 | 4             |            |               |
|  |             |               | 201 – 250 | 5             |            |               |
| <b>Female</b>  | 1 – 25      | 1             | >250      | Add 1 per 100 | 1 – 50     | 1             |
|  | 26 – 50     | 2             |           |               | 51 – 200   | 2             |
|  |             |               |           |               |            |               |



|  |           |               |  |     |               |
|--|-----------|---------------|--|-----|---------------|
|  | 51 – 100  | 3             |  | >30 | Add 1 per 200 |
|  | 101 – 150 | 4             |  |     |               |
|  | 151 – 200 | 5             |  |     |               |
|  | 201 – 250 | 6             |  |     |               |
|  | >250      | Add 1 per 100 |  |     |               |

The following facilities are also required to be provided:

- + A kitchen and food preparation area, or area for the reheating of food.
- + Laundry facilities, or an area for the dispatch and receiving of laundry.
- + One shower for every 8 patients or part thereof.

The compliance of the number of sanitary facilities provided is readily achievable and will continue to be developed with the design.

**F4D5 /  
F4D6 /  
F4D7  
(F2.4)**

Accessible Sanitary Facilities: Accessible unisex sanitary compartments must be provided, in accordance with Table F2.4(a) and unisex showers must be provided in accordance with Table F2.4(b), in buildings or parts that are required to be accessible. The details for the provision of accessible facilities include:

- + At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.
- + Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible;
- + where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.

**Part F5  
(Part F3)**

Room Heights: The ceiling height in a Class 9a building must be no less than; 2.4m in patient care areas, 3m in an operating theatre or delivery room and 2.4m in a treatment room, clinic, waiting room, passageway, corridor, or the like. Sanitary compartments, air-locks, tea preparation areas, store rooms and garages must achieve no less than 2.1m. Commercial kitchens must achieve 2.4m.

The floor to ceiling height above a stairway, ramp, landing or the like must achieve no less than 2m when measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing, or the like.

**F6D2  
(F4.1)**

Natural Lighting: Natural lighting must be provided to all rooms used for sleeping purposes in a Class 9a building. Windows providing natural light. A window which is required for the purposes of providing natural light must be located no less than 3m from an allotment boundary, a wall of the same building, or a wall of another building on the same allotment.

Natural lighting is also required to the bedrooms of the Class 3 overnight stay SOUs.

**F6D6  
(F4.5)**

Ventilation of Rooms: Any room occupied by a person for any purpose must be provided with natural ventilation complying with this clause, or a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS 3666.1.

**Part F7  
(Part F5)**

Sound Transmission and Insulation: The Class 3 SOUs are to comply with the applicable requirements under Part F5 of the BCA. Acoustic consultant to verify compliance with these requirements.



## 1.7 SECTION J - ENERGY EFFICIENCY

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### Section J

Energy Efficiency: The new building works subject to compliance with the Energy Efficiency Provisions of Section J relating to:

- + J1: Building Fabric
- + J2: External Glazing
- + J3: Building Sealing
- + J5: Air-conditioning and ventilation systems
- + J6: Artificial lighting and power
- + J7: Hot water supply
- + J8: Access for maintenance

The architect, mechanical, electrical, and hydraulic engineers are to incorporate details demonstrating compliance with the above provisions (as applicable to their respective disciplines).



## 6.0 FIRE SAFETY SCHEDULE

The following table is a list of the required fire safety measures within the building. These measures may be subject to further change pending the outcomes of the final Fire Safety Engineering Review.

| STATUTORY FIRE SAFETY MEASURE            | DESIGN / INSTALLATION STANDARD   | EXISTING | PROPOSED |
|--|--|----------|----------|
| Access Panels, Doors & Hoppers           | BCA Clause C3.13<br>AS 1530.4 – 2014 and Manufacturer's Specifications                                     |          | ✓        |
| Alarm Signalling Equipment               | AS 1670.3 – 2018   |          | ✓        |
| Automatic Fail Safe Devices              | BCA Clause D2.21   |          | ✓        |
| Automatic Fire Detection & Alarm System  | BCA Spec. E2.2a<br>AS 1670.1 – 2018  |          | ✓        |
| Automatic Fire Suppression Systems       | BCA Spec. E1.5<br>AS 2118.1 – 2017   |          | ✓        |
| Emergency Lifts                          | BCA Clause E3.4<br>AS 1735.2 – 2001  |          | ✓        |
| Emergency Lighting                       | BCA Clause E4.2 & E4.4<br>AS 2293.1 – 2018   |          | ✓        |
| Emergency Evacuation Plan                | AS 3745 - 2010   |          | ✓        |
| Emergency Warning Intercom System (EWIS) | BCA E4.9<br>AS1670.4 - 2018  |          | ✓        |
| Exit Signs                               | BCA Clauses E4.5, NSW E4.6 & E4.8<br>AS 2293.1 – 2018  |          | ✓        |
| Fire Control Centres                     | BCA Spec E1.8  |          | ✓        |
| Fire Blankets                            | AS 3504 – 1995 & AS2444 – 2001   |          | ✓        |
| Fire Dampers                             | BCA Clause C3.15<br>AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 and Manufacturer's Specification               |          | ✓        |
| Fire Doors                               | BCA Clause C2.12, C2.13, C3.2, C3.4, C3.5, C3.7, C3.8<br>AS 1905.1 – 2015 and Manufacturer's Specification |          | ✓        |
| Fire Hose Reels                          | BCA Clause E1.4<br>AS 2441 – 2005  |          | ✓        |
| Fire Hydrant Systems                     | BCA Clause E1.3<br>AS 2419.1 – 2005 or AS 2419.1 - 2017  |          | ✓        |
| Fire Seals                               | BCA Clause C3.15,<br>AS 1530.4 – 2014 & AS 4072.1 – 2014 and Manufacturer's Specification                  |          | ✓        |
| Lightweight Construction                 | BCA Clause C1.8<br>AS 1530.4 – 2014 and Manufacturer's Specification                                       |          | ✓        |



| STATUTORY FIRE SAFETY MEASURE   | DESIGN / INSTALLATION STANDARD  | EXISTING | PROPOSED |
|---|---|----------|----------|
| Mechanical Air Handling Systems<br>+ Automatic Shutdown                           | BCA Clause E2.2<br>AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012  |          | ✓        |
| Paths of Travel   | EP&A Regulation Clause 186  |          | ✓        |
| Portable Fire Extinguishers   | BCA Clause E1.6<br>AS 2444 – 2001   |          | ✓        |
| Required Exit Doors<br>(Power Operated)   | BCA Clause D2.19(b)   |          | ✓        |
| Smoke Hazard Management Systems<br>+ Stair Pressurisation<br>+ Zone Smoke Control | BCA Part E2<br>AS/NZS 1668.1 –2015  |          | ✓        |
| Smoke Dampers   | BCA Spec C2.5<br>AS/NZS 1668.1 – 2015   |          | ✓        |
| Smoke Doors   | BCA Spec C3.4 & C2.5  |          | ✓        |
| Stand-by Power Systems  | BCA Clause E1.3, E3.4, E4.2 & E4.5 AS 3000<br>– 2018  |          | ✓        |
| Wall-Wetting Sprinklers   | BCA Clause C3.4<br>AS 2118.2 – 2010   |          | ✓        |
| Warning & Operational Signs   | BCA Clause D2.23, D3.6, E3.3<br>AS 1905.1 – 2015 & Section 183 of the EP&A<br>Regulation 2000                                     |          | ✓        |
| Fire Engineered Performance Solutions<br><i>To be developed with the design</i>   | BCA Performance Requirements ...<br>Fire Safety Engineering Report prepared by<br>..... Report No. .... Revision .... dated ..... |          | ✓        |



## 7.0 STATUTORY UPGRADE REQUIREMENTS

### 7.1 BCA FIRE AND LIFE SAFETY

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The development relates to a new building, not an existing building. The development is located >6m from any existing buildings to the exception of Block B where the proposed new link bridge connects to the existing building. The link bridge will be designed to be structurally independent from Block B to avoid forming a 'United Building' under the NCC. Where exposure occurs between the link bridge and the existing building, fire-rated protection will be provided to the link bridge with the approach to form part of a fire engineered performance solution, noting that a deemed-to-satisfy design would require fire-rated protection to the external walls of both buildings.

### 7.2 ACCESSIBILITY

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Pursuant to the Disability (Access to Premises - Buildings) Standards 2010, the principal pedestrian entrance and the accessway to any new areas are required to be upgraded to comply with the accessibility provisions of the BCA and relevant parts of AS 1428.1 - 2009 where works are carried out in an existing building. As the development relates to a new building, all elements are required to comply with the relevant provisions of the NCC thereby achieving compliance with the Disability (Access to Premises - buildings) Standards 2010. Therefore compliance is achieved.



## 8.0 CONCLUSION

This report contains an assessment of the referenced architectural documentation for the proposed development located at Scenic Drive, Nowra in the City of Shoalhaven Local Government Area against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2019 Amendment 1 and Public Comment Draft provisions of NCC 2022.

In view of the above assessment we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

Furthermore, it is concluded that the development satisfies the accessibility provisions of the BCA and Disability (Access to Premises – Buildings) Standards 2010. Noting the design will be subject to refinement in preparation of the construction documentation to capture detailed compliance matters.

In addition, it is considered that such matters can adequately be addressed in the preparation of the S6.28 BCA Crown Certificate documentation without giving rise to any inconsistencies with the SSDA.

If you have any questions or require further information, please do not hesitate to contact me on 02 9211 7777.

Regards

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