

11 April 2022

Re: 021-217443_TSA_RydeHospRedevelopment_BCACapStat_220411a.docx

TSA Management

Level 15, 207 Kent Street,
Sydney, NSW 2000

Re: BCA 2019 Amendment 1 – BCA Assessment
Project: Ryde Hospital Redevelopment - Concept SSD Application
Address: 1 Denistone Road, Denistone NSW 2122

The Ryde Hospital site is located at 1 Denistone Road, Eastwood and comprises Lots 10-11 DP 1183279 and Lots A-B DP 323458. It has an area of approximately 7.69Ha and currently accommodates the existing Ryde Hospital Campus.

This report accompanies a State Significant Development Application that seeks approval for the establishment of a maximum building envelope and gross floor area for the future new hospital buildings, and physical Stage 1 Early Works to prepare the site for the future development. For a detailed project description refer to the Environmental Impact Statement prepared by Ethos Urban.

In our role as the Building Code Consultant, we have undertaken a BCA assessment and review of the plans referenced below that will form part of the application. Philip Chun BC NSW Pty Ltd will subsequently provide ongoing BCA assessment comments regarding compliance to the project team as the design is further developed, hence, we can confirm that we believe the works proposed will be capable of meeting the objectives and requirements of the Building Code of Australia 2019 Amendment 1 including Accessibility requirements of Part D3 of the BCA, the NSW Appendix and the relevant Australian Standards

This is subject to normal design development and assessment required at the next stage of documentation which occurs in the time between the Development Application and the issue of the relevant building approvals.

The drawings assessed are those prepared Silver Thomas Hanley dated 3rd March and 7th April:

Discipline	Drawing No.	Dated	
Architectural	SSD1_000 Cover Sheet	SSD1_009 Proposed Envelope /	03/03/2022
	SSD1_001 Context Plan	Indicative Massing Elevations - sheet 1	07/04/2022
	SSD1_002 Location Plan	SSD1_010 Proposed Envelope /	
	SSD1_003 Site Analysis Plan	Indicative Massing Elevations - sheet 2	
	SSD1_004 Site Analysis - Bushfire & APZ	SSD1_011 Proposed Envelope /	
	SSD1_005 Existing Site Layout Plan	Indicative Massing Sections	
	SSD1_006 Stage 1 Construction	SSD1_012 Shadow Diagrams	
	SSD1_007 Indicative Demolition Plan	SSD1_013 Proposed Envelope 3D	
	SSD1_008 Proposed Site Layout Plan	View	

If you have any queries in regards to the above, please do not hesitate to contact the undersigned.
Regards,



Peter Murphy
Associate / Registered Certifier BDC 3111
PHILIP CHUN BUILDING CODE CONSULTING
Mobile: 0418 898 977 | Email: peter.murphy@philipchun.com