

27 June 2018

TSA Management
Level 15, 207 Kent Street
SYDNEY NSW 2000

Attn: Taya Kirris

REFERENCE: Goulburn Base Hospital Redevelopment (SSD 8667) – Response to submission. R3

In response to Item 3.13 of the SSD submission regarding the BCA Report, we note Council's comments below;

"It is recommended that under the Provisions of CI 94 of the EP & A Reg 2000 that the existing buildings be fire upgraded to comply with the Building Code of Australia and with any alternative solution it be considered that fire sprinklers be installed throughout all of the existing buildings."

In this regard, we would like to offer the following comments;

Clause 94 of the EP&A Regulation is a provision for the consent authority to consider. In the case of SSD applications, Department of Planning is the consent authority.

We recommend a Clause 94 upgrade condition for the existing hospital buildings not be placed on the consent, based on the following;

- The SSD application is substantially relating to a new building, which will comply with the BCA (by combination of meeting DTS provisions and fire engineered performance solutions);
- All acute and subacute inpatients will be decanted from existing hospital and relocated to the new building. The existing building will consist of only ambulatory care and consultation areas, staff areas, storage and general BOH areas. The existing SARU building was completed in 2013 therefore we believe has an adequate level of fire and life safety and compliance with the BCA. Adequate fire and life safety has been considered for the existing parts, which are primarily subject to minimal building work only;
- Installation of sprinkler system in the building may compromise internal heritage fabric of the existing hospital building.
- As part of any future refurbishment works in the existing hospital buildings, fire and life safety will be upgraded to the degree necessary, at the discretion of the Crown certifier.

Should you require anything further, please do not hesitate to contact David Blackett or the undersigned on 02 9211 7777 or email aaron@bmplusg.com.au

Yours sincerely,



Aaron Redfern
Building Surveyor
Blackett Maguire + Goldsmith Pty Ltd

Address

Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal

ABN

PO Box 167
Broadway NSW 2007
18 408 985 851

Contact

Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au