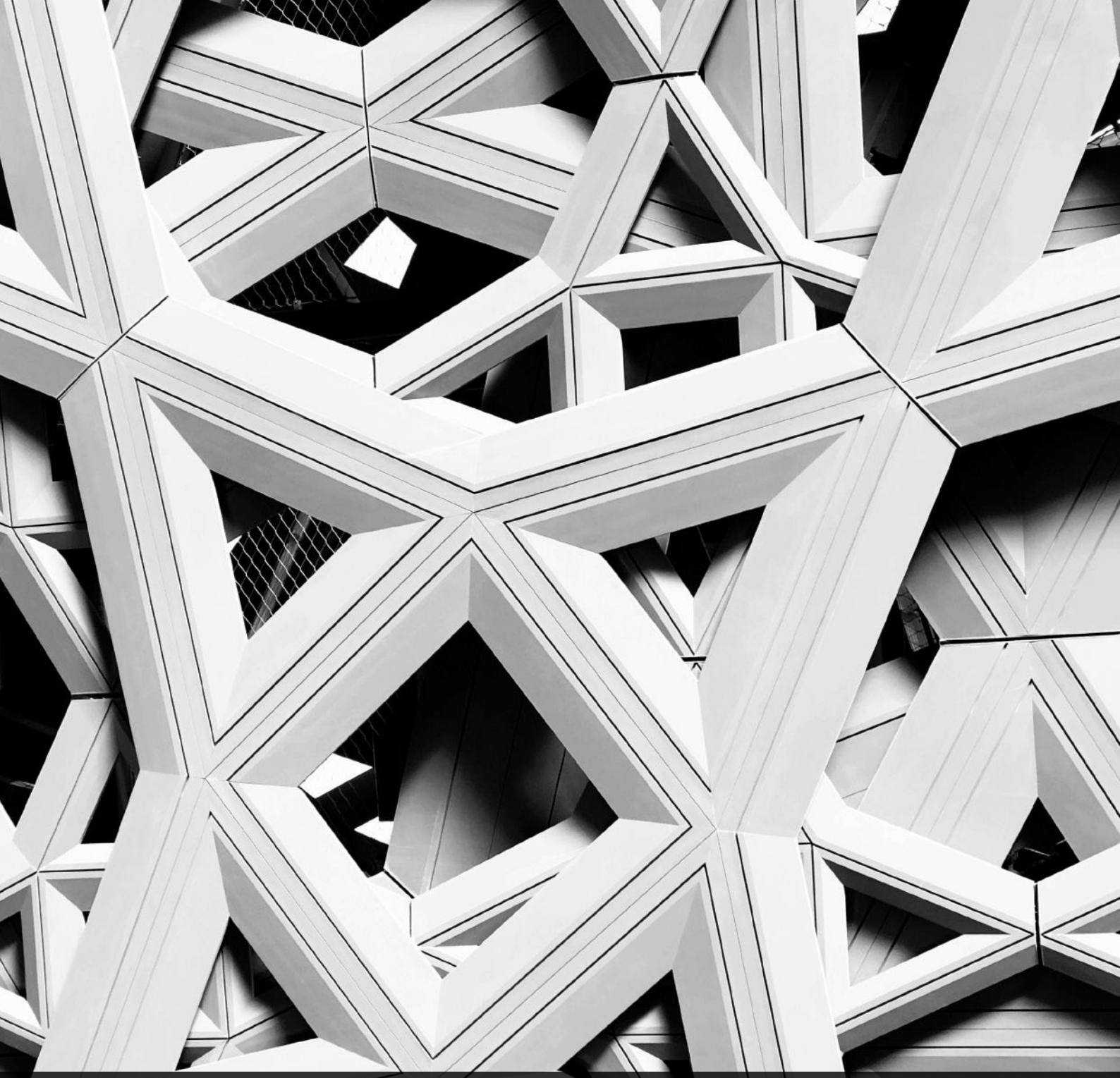

BCA & Access Capability Statement

New Rouse Hill Hospital
State Significant Development Application

Prepared for:
Health Infrastructure

01 September 2025
Revision 1

bmplusg.com.au

Contents

+ Report Status

+ Date	10 July 2025
+ Revision	0
+ Status	Draft Capability Statement for SSDA Submission
+ Author	Adam Durnford
+ Reviewed	Dean Goldsmith

Prepared by:

Adam Durnford
Director
BM+G
Building Surveyor-Unrestricted (NSW)
BDC No.: 1821

Reviewed by:

Dean Goldsmith
Director
BM+G
Building Surveyor-Unrestricted (NSW)
BDC No.: 0141

+ Revision History

+ Revision	0	**+ Date**	10 July 2025
+ Status	Draft Capability Statement for SSDA Submission		

+ Revision	1	**+ Date**	01 September 2025
+ Status	Capability Statement for SSDA Submission		

BCA Capability Statement

This BCA Capability Statement has been prepared by BM+G to support a State Significant Development Application (SSDA) for the construction and operation of a new hospital campus at the Corner of Commercial Road and Windsor Road, Rouse Hill (SSD No. 96248991).

This report concludes that the proposed Architectural Documentation relevant to the proposed hospital development and associated uses is suitable and warrants approval subject to the implementation of the following mitigation measures.

+ Detailed For Construction Documentation being prepared and submitted to the Crown Certifier prior to the issue of the relevant Crown Certificates documenting compliance with the requirements of the Building Code of Australia.

1.0 Introduction

The SSDA seeks development consent for the proposed development comprising:

- Site preparation including earthworks and tree removal;
- Construction of internal roads with access from Commercial Road;
- Upgrade of Commercial Road/Hospital Road Intersection;
- Incoming electrical and communications services
- Construction of hospital buildings up to eleven storeys;
- Construction of a ten storey above-ground car park;
- Pedestrian and cycle pathway connections;
- Landscaping; and
- Ancillary works to Commercial Road, comprising:
  - minor works (including realignment of existing median strip, kerb and gutter, footpath and lane marking) to provide access from Commercial Road into Hospital Road; and
  - associated tree removal along Commercial Road.

The scope of the proposed works includes:

- An emergency department and primary access clinic
- Comprehensive birthing services including birthing rooms and a maternity inpatient unit
- Inpatient beds and day surgery services
- Short stay medical assessment services
- Pathology, pharmacy, and medical imaging services
- Outpatient and ambulatory care services including paediatrics and renal dialysis and antenatal and postnatal services
- Virtual care and hospital in the home services
- Prehabilitation, rehabilitation and lifestyle medicine.
- Administration, staff support, loading dock and back-of-house services; and
- Ancillary commercial uses to support the hospital, including retail.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) issued for SSDA on 16 October 2025 (see Table # 1) Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 1 SEARs Requirements

Item	Description of Requirement	Section Reference (this Report)
4. Built Form and Urban Design	+ Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. + Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. + Outline how the future building design will deliver a high-quality development, including consideration of façade design, articulation, roof design, materials, finishes, colours, any signage and integration of services. + Outline how the future development complies with the relevant accessibility requirements.	Section 2.0

1.1 Capability Statement Objectives

The objectives of this statement are to:

+ Confirm that the State Significant Development Application has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
+ Confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to section 19 of the *Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021*.
+ Accompany the State Significant Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development.

This statement has been prepared pursuant to clause 18 of the *Building Professionals Regulation 2007*.

1.2 Relevant Version of the BCA

Pursuant to Section 6.28 of the Environmental Planning and Assessment Act 1979, the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the time of the date of invitation for tenders to carry out the Crown building work.

The current BCA that is in force is BCA 2022, with the adoption date of BCA 2025 unknow at this point in time.

If the calling of tenders is prior to the formal adoption of NCC 2025, then the development is legally permitted to be designed and constructed in accordance with NCC 2022 in accordance with Section 6.28 of the Environmental Planning and Assessment Act 1979.

1.3 Referenced Documentation

This BCA Capability Statement has been prepared based on a review of the Concept SSDA Architectural Drawings prepared by Architectus:

+ Drawing No.	+ Revision	+ Date
130486-HDR-AR-DWG-000001	G	07.08.2025
130486-HDR-AR-DWG-000011	G	07.08.2025
130486-HDR-AR-DWG-000012	G	07.08.2025
130486-HDR-AR-DWG-000013	G	07.08.2025
130486-HDR-AR-DWG-000014	G	07.08.2025
130486-HDR-AR-DWG-000021	G	07.08.2025
130486-HDR-AR-DWG-000022	G	07.08.2025
130486-HDR-AR-DWG-000023	G	07.08.2025
130486-HDR-AR-DWG-000024	G	07.08.2025
130486-HDR-AR-DWG-010000	G	07.08.2025
130486-HDR-AR-DWG-010001	G	07.08.2025
130486-HDR-AR-DWG-010002	G	07.08.2025
130486-HDR-AR-DWG-010003	D	07.08.2025
130486-HDR-AR-DWG-010007	G	07.08.2025
130486-HDR-AR-DWG-010008	G	07.08.2025
130486-HDR-AR-DWG-010009	G	07.08.2025
130486-HDR-AR-DWG-010010	G	07.08.2025
130486-HDR-AR-DWG-010011	G	07.08.2025
130486-HDR-AR-DWG-010012	G	07.08.2025
130486-HDR-AR-DWG-010013	G	07.08.2025
130486-HDR-AR-DWG-010014	G	07.08.2025
130486-HDR-AR-DWG-010015	G	07.08.2025
130486-HDR-AR-DWG-010016	G	07.08.2025
130486-HDR-AR-DWG-010017	D	07.08.2025

+ Drawing No.	+ Revision	+ Date
130486-HDR-AR-DWG-010018	D	07.08.2025
130486-HDR-AR-DWG-020001	F	07.08.2025
130486-HDR-AR-DWG-020011	F	07.08.2025
130486-HDR-AR-DWG-020012	F	07.08.2025
130486-HDR-AR-DWG-020015	F	07.08.2025
130486-HDR-AR-DWG-030001	G	07.08.2025
130486-HDR-AR-DWG-030011	G	07.08.2025
130486-HDR-AR-DWG-030012	G	07.08.2025
130486-HDR-AR-DWG-040001	F	07.08.2025
130486-HDR-AR-DWG-040002	F	07.08.2025
130486-HDR-AR-DWG-040003	F	07.08.2025

1.4 Building Classification

The new building works have been classified as follows:

Main Hospital Tower

+ BCA Classifications:	Class 3 (Overnight Rooms) Class 5 (Office / Administration / Consultation areas) Class 7b (Loading Dock / Storage Areas) Class 9a (Health Care)
+ Storeys Contained:	Eleven (11)
+ Rise in Storeys:	Ten (10)
+ Type of Construction:	Type A Construction
+ Importance Level (Structural)	Importance Level 4
+ Sprinkler Protected Throughout	Yes
+ Effective Height	> 25 m (41.6 m)
+ Floor Area	TBC
+ Largest Fire Compartment	TBC
+ Climate Zone	Climate Zone 6

Multi Storey Car Park

+ BCA Classifications:	Class 7a (Car Park)
+ Storeys Contained:	Ten (10)
+ Rise in Storeys:	Ten (10)

Type of Construction:	Type A Construction
Importance Level (Structural)	2 as confirmed by the Structural Engineer
Sprinkler Protected Throughout	Yes (based on the Public Draft of the BCA 2025)
Effective Height	> 25 m (26 m)
Floor Area	TBC
Largest Fire Compartment	N/A for an open deck car park
Climate Zone	Zone 6

1.5 Fire Compartment Floor Area Limitations

Maximum size of fire compartment/atria is:

+ Classification		+ Type A	+ Type B	+ Type C
6, 7, 8 or 9a	Max. floor area	5,000m^2	3,500m^2	2,000m^2
	Max. volume	30,000m^3	21,000m^3	21,000m^3
5, 9b or 9c	Max. floor area	8,000m^2	5,500m^2	3,000m^2
	Max. volume	48,000m^3	33,000m^3	18,000m^3

1.6 Distance to Fire Source Features

Based upon a review of the plans, it is noted that each elevation of the building is located within the following distances from fire source features on the site.

Main Hospital Building

+ Elevation	+ Fire Source Feature	+ Distance
North	Side allotment boundary	> 3 m
East	Side allotment boundary	> 3 m
West	Side allotment boundary	> 3 m
South	Side allotment boundary	> 3 m

Multi Storey Car Park

+ Elevation	+ Fire Source Feature	+ Distance
North	Side allotment boundary	> 3 m
East	Side allotment boundary	> 3 m
West	Side allotment boundary	> 3 m
South	Side allotment boundary	> 3 m

Note: Fire Source Feature (FSF) – The far boundary of a road adjoining the allotment; or a side or rear boundary of the allotment; or an external wall of another building on the allotment which is not a Class 10 building.

2.0 BCA Assessment – Key Issues

We note the following BCA compliance matters with relation to proposed building works are capable of complying with the BCA. Please note that this is not a full list of BCA clauses, they are the key requirements that relate to the proposed work and the below should be read in conjunction with the BCA.

2.1 Section B – Structure

PART B1	STRUCTURAL PROVISIONS
Part 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. + Seismic Restraint of parts and components is required in accordance with Section 8 of AS 1170.4-2007 (refer to section 8.1.4 for specific parts and components that are subject to these provisions). Architect, Electrical, Hydraulic, Mechanical and Fire Services Consultant to note and provide certification that their respective design documentation complies accordingly

2.2 Section C – Fire Resistance

PART C2	FIRE RESISTANCE AND STABILITY
C2D2 & Spec. 5	**Type of Construction Required:** The proposed development comprising the Main Hospital and Multi Storey Car Par are required to be constructed in Type A Construction. Fire resisting construction of building elements are to comply with BCA Specification 5 unless otherwise subject to a Fire Engineering Performance Solution. **+ Type A Construction:** + Load-bearing external walls and columns must achieve an FRL regardless of distance from boundary / separate building. + Non-load-bearing external walls (and columns incorporated within) need not achieve an FRL if > 3m from a boundary or separate building. + Floors must achieve a minimum FRL of 120 mins. + Roof must be of non-combustible construction. + All loadbearing internal walls must be constructed of concrete or masonry. + Shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL not less that the required for the walls of a non-loadbearing shaft in the same building except the provisions do not apply to the top of a shaft extending beyond

the roof covering (other than one enclosing a fire stair or ramp) or the bottom of a shaft if it is non-combustible and laid directly on the ground.

C2D10

Non-Combustible Building Elements:

All materials and or components incorporated in an external wall must be non-combustible. This includes but not limited 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.

C2D14

Ancillary Elements:

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 in accordance with this clause.

C3D3

General Floor Area and Volume Limitations:

The maximum size of fire compartments within non-patient care areas throughout the hospital building is 5,000 m^2 and 30,000 m^3.

There are no maximum fire compartment sizes for the car parking areas.

PART C3 COMPARTMENTATION AND SEPARATION

C3D3

General Floor Area and Volume Limitations:

The building is to achieve fire compartment sizes not exceeding the floor area and volume limitations prescribed under Table C3D3.

The following maximum fire compartment sizes apply to the building:

+ **Class 6, 7 & 8:** 5,000m^2 & 30,000m^3
+ **Class 5:** 8,000m^2 & 48,000m^3
+ **Class 9a (non patient care areas):** 5,000m^2 & 30,000m^3

C3D6

Class 9 Buildings:

Class 9a Health Care

The following fire and smoke compartmentation requirements apply to Class 9a patient care areas.

Area Use		Max. Compartment Size	
Patient Care Area (max 2,000m^2)	Ward Area	Where total floor area is less than 500m^2:	Where total floor area is greater than 500m^2, but less than 1000m^2:
		Separate from other areas with Smoke Walls	Separate with smoke walls into areas less than 500m^2

Treatment Area	Where total floor area is less than 1000m²:	
	Separate from other areas with Smoke Walls	

+ Fire and smoke compartmentation of ward and treatment areas will be required to be provided in accordance with the above table.
+ All patient care areas throughout the building will be required to be fire and smoke separated from non-patient care areas.

C3D7

Vertical Separation of Openings in External Walls:

Vertical separation of openings in external walls (i.e. fire rated spandrels) are not required to be implemented into the development as it is proposed to be sprinkler-protected.

C3D9

Separation of Classifications in the Same Storey:

Different classifications located within the same storey will either need to be separated by a fire wall achieving the higher FRL requirement between the two classes, or alternatively the higher FRL must apply to both areas subject to Spec 5 unless subject to a Fire Engineering Assessment to be undertaken by the appointed Fire Safety Engineer to demonstrate compliance with the nominated Performance Requirements of the BCA.

C3D10

Separations of Classifications in Different Storeys:

In a building of Type A Construction, the floor between the adjoining parts must have an FRL of not less than the prescribed in Specification 5 for the classification of the lower storey.

C3D13

Separation of Equipment:

Equipment as listed below must be separated from the remainder of the building with construction that achieves an FRL of 120/120/120 (or that required by Spec 5, whichever is greater) and doorways being self-closing -/120/30 fire doors:

+ Lift 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; or
+ A battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more.

C3D14

Electricity Supply System:

The electricity substation located within the building must:

+ Be fire separated from any other part of the building by construction having an FRL of not less than 120/120/120; and
+ Have doorways in that construction protected with a self-closing fire door have in FRL of not less than -/120/30.

A main switchboard located within the building which sustains emergency equipment operating in the emergence mode must –

+ Be fire separated from any other part of the building by construction having an FRL of not less than 120/120/120; and
+ Have doorways in that construction protected with a self-closing fire door have in FRL of not less than -/120/30.

	Where emergency equipment is required in the building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment, must be constructed so that the emergency switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of a fault from the non-emergency equipment switchgear. Emergency equipment includes but is not limited to: + Fire hydrant booster pumps + Pumps for automatic sprinkler systems, water spray, chemical fluid suppression systems or the like + Pumps for fire hose reels where such pumps and fire hose reels from the sole means of fire protection in the building + Air handling systems designed to exhaust and control the spread of fire and smoke + Emergency lifts + Control and indicating equipment + Emergency warning and intercom systems. + Have doorways in that construction protected with a self-closing fire door have in FRL of not less than -/120/30.
PART C4	**PROTECTION OF OPENINGS**
C4D3 & C4D5	**Protection of Openings in External Walls:** Openings that are less than 3m from an allotment boundary or less than 6m from the far boundary adjoining the allotment are required to be protected in accordance with BCA Clause C4D5. The SSDA Architectural Design at present indicates that the external walls and associated openings are greater than the prescribed distances from a fire source feature.
C4D4	**Separation of External Walls and Associated Openings in Different Fire Compartments:** Openings in the external walls of a fire compartment that is exposed to an opening, or an external wall of another fire compartment is required to be protected in accordance with Clause C4D4 of the BCA. The subject external walls and associated openings will be required to be protected in accordance with the DTS Provisions of the BCA unless subject to a Fire Engineering Assessment to be undertaken by the appointed Fire Safety Engineer to demonstrate compliance with the nominated Performance Requirements of the BCA.
SPEC. 5	**FIRE-RESISTING CONSTRUCTION**
Spec. 5	**Fire-Resisting Construction:** The building elements are required to be constructed in accordance with the relevant FRLs detailed in Table 3 of Specification 5 as applicable for Type A Construction.

2.3 Section D – Access and Egress

PART D2	PROVISION FOR ESCAPE
D2D3	**Number of exits required:** The Main Hospital Building and Multi Storey Car Park both have an effective height of > 25 m and thus each storey of the building requires access to a minimum of two (2) alternative exits in addition to any horizontal exits provided within each storey of the building. The Architectural Design submitted as part of the SSDA Submission indicates the provision of at least two (2) alterntaive exits (fire isolated exits) from each storey of the building with the exception of Level 10 of the Hospital Buiding which is only proposed to be served by one (1) fire isolated exit and external stairway which leads from the Level 10 roof down to Level 9. The provision of exits from Level 10 of the buliding is proposed to be assessed as part of a Fire Engineering Assessment to be undertaken by the appointed Fire Safety Engineer to demonstrate compliance with the nominated Performance Requirements of the BCA.
D2D4	**When Fire-Isolated Stairways and Ramps are Required:** Within the Main Hospital Building required exit stairways that connect more than 3 storeys in non patient care areas (sprinkler protected) or any exit serving patient care areas in the building required to be sprinkler protected. The Architectural Design submitted as part of the SSDA Submission indicates the provision of fire isolated stairways serving each level of the building. Within the Multi Storey Car Park, required exit stairways that connect more than 3 storeys (in a sprinkler protected building). The Architectural Design submitted as part of the SSDA Submission indicates the provision of fire isolated stairways serving each level of the building.
D2D5	**Exit Travel Distances:** The following is noted in relation to egress travel distance to a point of choice and to an alternative exit: + Travel distances are permitted to extend to 20 m to a point of choice and 40m to an alternative exit in non-patient care areas of the building, including the car park. + Travel distances are permitted to extend to 12 m to a point of choice and 30 m to an alternative exit in patient care areas. Travel distances will be reviewed in detail as the design develops to ensure compliance with the requirements of the BCA. If travel distances are unable to comply with the DTS Provisions, the extended travel distances will be reviewed to determine they are within acceptable limitations as part of a Fire Engineering Assessment to be undertaken by the appointed Fire Safety Engineer to demonstrate compliance with the nominated Performance Requirements of the BCA.
D2D6	**Distance between Alternative Exits:** The following is noted in relation to egress travel distance between alternative exits:

	+ The maximum permitted travel distances between alternative exits from patient care areas is 45 m. Alternative egress paths are not permitted to converge to less than 6 m, and alternative exits must be located more than 9 m apart. + The maximum permitted travel distances between alternative exits from non-patient care areas including the carpark is 60 m. Alternative egress paths are not permitted to converge to less than 6 m, and alternative exits must be located more than 9 m apart. Travel distances will be reviewed in detail as the design develops to ensure compliance with the requirements of the BCA. If travel distances are unable to comply with the DTS Provisions, the extended travel distances will be reviewed to determine they are within acceptable limitations as part of a Fire Engineering Assessment to be undertaken by the appointed Fire Safety Engineer to demonstrate compliance with the nominated Performance Requirements of the BCA.
D2D7/ D2D8/ D2D9/ D2D10/ D2D11	**Dimensions of Paths of Travel to an Exit:** The unobstructed height throughout an exit or a path of travel to an exit must not be less than 2000 mm, except for doorways which may be reduced to not less than 1980 mm. In addition, the unobstructed width of any new exit or a path of travel to an exit must not be less than 1000 mm except where patients are normally transported in beds within treatment and ward areas in which case a minimum of 1800 mm corridor and passageway widths are required. The unobstructed width of all doors throughout the patient care areas where patients are normally transported in beds are as follows: + Doorways leading to or from a corridor with a corridor width of less than 2200 mm must not be less than 1200 mm, or + Doorways leading to or from a corridor with a corridor width greater than 2200 mm must not be less than 1070 mm. Horizontal exit fire doors are to achieve a clear unobstructed width of 1250 mm. Where a single door is provided as a horizontal exit, it will need to achieve the clear unobstructed width of 1250 mm. All other doorways other than the above are to achieve an unobstructed width of not less than 850mm. All external egress paths are to achieve a minimum clear width of not less than 1000 mm. This the minimum width required by the DTS Provisions of the BCA and in this instance, it is recommended that a minimum width of 1500mm or greater be adopted for all external egress paths. The SSDA Architectural Design submitted as part of the SSDA Application can comply with the above requirements.
D2D12	**Travel via Fire-Isolated Exits:** A doorway from a room must not open directly into a fire isolated stairway or fire isolated passageway unless it is from one of the following:

- a public corridor, public lobby, or the like; or
- a sole occupancy unit occupying all of a storey; or
- a sanitary compartment, airlock, or the like

A fire isolated stairway is required to provide independent egress from each storey that it serves and discharge directly or by way of its own fire isolated passageway –

- 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.
- Into a covered area that –
  - adjoins a road or open space; and
  - is open for at least 1/3 of its perimeter; and
  - has an unobstructed clear height throughout, including the perimeter openings, of not less than 3m; and
  - provides an unimpeded path of travel from the point of discharge to the road or open space of not more than 6 m.

Where a path of travel from the point of discharge of a fire isolated exit necessitates passing within 6 m of any part of an external wall of the same building, measured horizontally at right angles to the path of travel, that part of the wall must have –

- an FRL of not less than 60/60/60; and
- any openings protected internally in accordance with C4D5
- to a point –
  - For a distance of 3 m above or below, as appropriate, the level of the path of travel, or for the height of the wall whichever is the lesser.

If more than 2 access doorways, not from a sanitary compartment or the like, open to a required fire isolated exit in the same storey –

- a smoke lobby in accordance with Clause D3D7 must be provided; or
- the exit must be pressurised in accordance with AS 1668.1

The current SSDA Architectural Design indicates that compliance is achievable with the DTS Provisions of the BCA with the exception of the following instance within the Main Tower:

Discharge of Stair 5 within the confines of the Main Hospital Tower

Fire Stair 5 discharges within the confines of the building on Level 00 (Ground Floor) to a public corridor, before discharging into the courtyard.

The discharge of the Fire Stair within the confines of the building is proposed to be assessed as part of the Fire Engineering Assessment to be undertaken by the appointed Fire Safety

	Engineer to demonstrate compliance with the nominated Performance Requirements of the BCA.

PART D3 CONSTRUCTION OF EXITS

D3D5	**Separation of Rising and Descending Stair Flights:** In a required fire-isolated stairway there must be no direction connection between – + A flight rising from a storey below the level of access to open space; and + A flight descending from a storey above that level. Any construction that separates or is common to the rising and descending flights must be non-combustible and smoke proof. The fire isolated stairways serving the development which contain rising and descending stair flights will be required to be separated in accordance with Clause D3D5. In order to facilitate a system of stairway pressurisation system to the entire exit stairway, the rising and descending stair flights within the fire isolated stairways are proposed to be separated with perforated non-smoke rated construction. The separation of the rising and descending stair flights is proposed to be assessed as part of the Fire Engineering Assessment to be undertaken by the appointed Fire Safety Engineer to demonstrate compliance with the nominated Performance Requirements of the BCA.
D3D14 – D3D20/ D3D22	**Stairways, Balustrades, and Handrails:** Stairways, balustrades and handrail details will be required to be prepared and submitted prior to the issue of the relevant Construction Certificate to demonstrate compliance against the relevant DTS Provisions of the BCA. Floor finishes will be required to achieve the correct slip resistance in accordance with AS 4586, and associated handbooks HB197 and HB198. This will need to be confirmed compliant at Occupation stage and as such, the selection of materials will need to be considered in relation to these requirements.
D3D24, D3D25/ D3D26	**Doors, door swing and latching:** All egress doorways must swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single handed downward or pushing action on a single device which is located between 900mm and 1100mm from the floor.

PART D4 ACCESS FOR PEOPLE WITH A DISABILITY

DDA	The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D4 & AS 1428.1-2009). With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with: + BCA clauses D4D2 to D4D13; + BCA clause E3D7; + BCA clauses F4D5 to F4D7. Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at the Crown Certificate stage. However, our review of the SSDA Architectural Documentation indicates that compliance with the abovementioned provisions will be readily achievable.

	In the event that compliance with the DTS Provisions cannot be achieved, a Performance Solution will be required to be prepared by the Access Consultant to demonstrate compliance with the nominated Performance Requirements of the BCA.
D4D2	**General Building Access Requirements** + Access is required to be provided to: Class 5 – Admin & Professional Consultation: To and within all areas normally used by the occupants Class 6 – Retail: To and within all areas normally used by the occupants Class 7a - Carpark: To and within any level containing accessible carparking spaces Class 9a – Health Care: To and within all areas normally used by the occupants
D4D3	**General Building Access Requirements** Access is required to be provided to from the main points of pedestrian entry from the allotment boundary. Access is to be provided to and within all areas as relevant to the BCA classifications nominated above unless exempted under D4D5. The SSD Architectural Design indicates that compliance is achievable in this instance.
D4D4	**Parts of Buildings to be Accessible:** + Every ramp and stairway (except for fire-isolated stairways) is required to comply with AS 1428.1 – 2009. + Accessways must have turning and passing space complying with AS 1428.1 – 2009. Compliance is readily achievable with the requirements of AS 1428.1 – 2009 as required by this part.
D4D5	**Exemptions:** The use of certain parts of the building are not required to be accessible for a person with a disability 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: + Dirty Utilities and Cleaner's rooms + Plantrooms and specialty equipment rooms (e.g., Substation, Main Switch Rooms, Comms Rooms and Main Distribution Board Room etc) + Fire Services Pump Rooms
D4D6	**Accessible Parking:** Car parking for a person with a disability is required to be provided as follows: + 1 accessible space for every 100 car parking spaces associated with parking spaces for inpatients and staff.

	+ 1 accessible space for every 50 car parking spaces associated with parking spaces for outpatients. It is recommended that a ratio of 1 car parking space for every 50 car parking spaces be adopted for the development. Car parking including the path of travel leading to the accessible car parking spaces is required to comply with the requirements of AS 2890.6 – 2009 The SSDA Architectural Design indicates that compliance is achievable in this instance.
D4D7	**Signage:** In a building required to be accessible, braille and tactile signage must be provided to all: + Required accessible sanitary facilities + Spaces with hearing augmentation + Ambulant sanitary facilities + Non-accessible pedestrian entrances + Each door required to be provided with an exit sign.
D4D8	**Hearing Augmentation:** Hearing Augmentation is required to be provided where an inbuilt amplification system (excluding emergency warning systems) is present in the following areas: + In an auditorium, conference room, meeting room, or judicatory room, + In a ticket office, teller's booth, reception area of the like where the public is screened by the service provider. Details to be reviewed at the Crown Certificate stage.
D4D9	**Tactile Indicators:** Tactile Ground Surface Indicators (TGSIs) must be provided to: + A stairway, other than a fire-isolated stairway; and + An escalator or passenger conveyor; and + A ramp other than a fire-isolated ramp; and + In the absence of a suitable barrier- a) An overhead obstruction <2m above floor level; and b) An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building including a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point. Tactile indicators are required to be designed in accordance with AS 1428.4.1-2009. Details to be reviewed at the Crown Certificate stage.
D4D12	**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 **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. Details to be reviewed at the Crown Certificate stage.

2.4 Section E – Services and Equipment

PART E1	FIRE FIGHTING EQUIPMENT
E1D2	**Fire Hydrants:** The Main Hospital Building and the Multi Storey Car Park is proposed to be provided with a Combined Fire Hydrant and Sprinkler System in accordance with the provisions of AS 2419.1 – 2021 and AS 2118.6 – 2012. The Fire Hydrant Booster for the development is proposed to be located east of the new hospital along a new unnamed road. Whilst the booster is adjacent to the site boundary and the principal vehicle access for the fire brigade, it is not within site of the main pedestrian entrance to the building or within 20 m of the building façade. The location of the fire hydrant booster is proposed to be assessed as part of the Fire Engineering Assessment to be undertaken by the appointed Fire Safety Engineer to demonstrate compliance with the nominated Performance Requirements of the BCA.
E1D3	**Fire Hose Reels:** Fire hose reel coverage is required to be provided throughout the building, excluding the Class 8 (Substation) areas. Where required to be provided, fire hose reels are to be designed and installed in accordance with AS 2441 – 2005.
E1D4 – E1D13	**Sprinklers:** The Main Hospital Building and the Multi Storey Car Park is proposed to be provided with a Combined Fire Hydrant and Sprinkler System in accordance with the provisions of AS 2419.1 – 2021 and AS 2118.6 – 2012. The Fire Sprinkler Booster for the development is proposed to be located east of the new hospital along a new unnamed road. Whilst the booster is adjacent to the site boundary and the principal vehicle access for the fire brigade, it is not within site of the main pedestrian entrance to the building or within 20 m of the building façade.

	The location of the fire sprinkler booster is proposed to be assessed as part of the Fire Engineering Assessment to be undertaken by the appointed Fire Safety Engineer to demonstrate compliance with the nominated Performance Requirements of the BCA.
E1D14	**Portable Fire Extinguishers:** Portable fire extinguishers are required to be provided as listed in Table E1D14 and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444.
E1D15	**Fire Control Centre:** A Fire Control Centre in accordance with Clause E1D5 and Specification 19 is required to be provided for both buildings as they have an effective height that exceeds 25 m. A main Fire Control Centre for both the Main Hospital Building and Multi Storey Car Park is proposed to be located within the Main Entry of the Hospital Building with a Sub Fire Indicator Panel to be located within the Multi Storey Car Park. The provision of a Sub FIP within the Multi Storey Cark and no dedicated Fire Control Centre is proposed to be assessed as part of the Fire Engineering Assessment to be undertaken by the appointed Fire Safety Engineer to demonstrate compliance with the nominated Performance Requirements of the BCA.
PART E2	**SMOKE HAZARD MANAGEMENT**
E2D4 – E2D20	**Smoke Hazard Management:** The following smoke hazard management systems are to be installed within the Main Hospital Building: + An Automatic Fire Detection and Alarm System complying with AS 1670.1 – 2018 and S20C4. + Automatic shut-down of mechanical air handling systems upon fire trip in accordance with Section 5 and 6 of AS 1668.1. + Stairway Pressurisation System to fire isolated stairways in accordance with AS 1668.1 – 2015. + Zone Smoke Control System in accordance with AS 1668.1 – 2015.
PART E3	**LIFT INSTALLATIONS**
E3D3	**Stretcher Facility in Lifts:** Stretcher facilities, complying with this clause, must be provided in lifts in at least one emergency lift as required by E3D5 or in building where lifts serve any storey above an effective height of 12m.
E3D5	**Emergency Lifts:** An emergency lift (complying with AS1735.2 or Appendix A of AS1735.1) must be installed in a building with an effective height greater than 25 m and containing patient care areas that do have direct egress to a road or open space. The emergency lifts are required to comply with the requirements set out in E3D5. As each building proposes more than two passenger lifts, at least two emergency lifts are required to serve each storey of the building. Emergency lifts are required to be contained in separated fire rated shafts. The proposed Architectural Design is capable of complying with the above requirements.
E3D7	**Passenger Lift Types and Their Limitations:** The passenger lifts are required to be designed in accordance with Clause E3D7 relative to the building for a person with a disability.

PART E4	VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SIGNS
E4D2 - E4D8	**Emergency Lighting and Exits Signs:** Emergency lighting and exit signage to be provided in accordance with E4D2 E4D5 complying with AS 2293.1 – 2018.
E4D9,	**Emergency Warning & Intercom Systems (EWIS):** An Emergency Warning & Intercom System is required to be installed throughout the Main Hospital Building and Multi Storey Car Park due to each building having an effective height greater than 25 m.

2.5 Section F – Health and Amenity

PART F1	SURFACE WATER MANAGEMENT, RISING DAMPE AND EXTERNAL WATERPROOFING
Part F1	**Surface water management, rising damp and external waterproofing:** Damp and weatherproofing to comply with the prescriptive requirements of clauses F1D1-F1D8. Further details will be required to be submitted as the design develops to confirm compliance.
PART F4	**SANITARY FACILITIES**
Part F4	**Sanitary Facilities:** Sanitary facilities must be provided to comply with the requirements of Table F4D4 for the subject parts of the building including all patient care areas. Sanitary facilities for a person with a disability are required to be provided in accordance with Clause F4D5 & F4D6. Further details will be required to be submitted as the design develops to confirm compliance.
PART F5	**CEILING HEIGHTS**
F5D2	**Ceiling Heights:** The minimum floor to ceiling heights as required by the DTS Provisions are as follows: *The minimum ceiling heights in a Class 6 and 8 building are as follows:* + Generally – 2400 mm. + Corridor, passageways, or the like – 2100 mm. *The minimum ceiling heights in a Class 7a car parking areas are as follows:* + Generally – 2200 mm. + Over the accessible car parking spaces and the path of travel to and from the space – 2500 mm *The ceiling minimum heights for a Class 9a parts of the building are as follows:* + A patient care area – 2400 mm; + An operating theatre or delivery room – 3000 mm; and + A treatment room, clinic, waiting room, passageway, corridor, or the like – 2400 mm. *In any building:*

	+ Bathrooms, sanitary compartments, tea preparations rooms, pantries, storerooms or the like – 2100 mm, + A commercial kitchen – 2400 mm, + Above a stairway, ramp, landing or the like – 2000 mm. Further details will be required to be submitted as the design develops to confirm compliance.
PART F6 LIGHT & VENTILATION	
F6D6	**Light and Ventilation:** Artificial lighting systems are required to comply with Clause F4.4 and AS 1680. All mechanical or air-conditioning installations must be undertaken in accordance with Clauses F4.5(b) and AS 1668.2.-2012. Natural lighting must be provided to all rooms used for sleeping purposes within ward areas of the hospital The proposed development is required to ensure that all windows providing natural light to the habitable rooms have a light transmitting area of not less than 10% of the floor area of the habitable room. Further details will be required to be submitted as the design develops to confirm compliance.

2.6 Section G – Ancillary Provisions

PART G3 ATRIUM CONSTRUCTION	
G3D1 – G3D8	**Atrium Construction:** The SSDA Architectural Documentation includes the provision of an Atrium Structure connecting Level 1 and Level 2. The Atrium Structure does not trigger the Part 3 Atrium Provisions as it only connects two (2) storeys.
PART G6 OCCUPIABLE OUTDOOR AREAS	
F6D6	**Occupiable Outdoor Areas:** Occupiable Outdoor Areas are required to comply with the fire hazard property, provision for escape, construction of exits, firefighting equipment, lift installations, visibility in an emergency, exit signs and warning systems, and light and ventilation provisions of the BCA (as specifically prescribed under this part) as if it were an internal building part. These provisions will apply to the communal external terraces throughout the Main Hospital Building.

2.7 Section J – Energy Efficiency

SECTION J LIGHT & VENTILATION	
Part J	**Energy Efficiency:**

The development will be subject to compliance with the Energy Efficiency Provisions of BCA 2022 Section J relating to:

- J1: Energy Efficiency Performance Requirements
- J2: Energy Efficiency
- J4: Building Fabric
- J5: Building Sealing
- J6: Air-Conditioning and Ventilation
- J7: Artificial Lighting and Power
- J8: Heated Water Supply and Swimming Pool and Spa Pool Plant
- J9: Energy Monitoring and On-Site Distributed Energy Resources

A Section J Compliance Report will be required to be submitted prior to the issue of the relevant Crown Certificate.

3.0 Preliminary List of Required Essential Fire Safety Measures

The following table is a preliminary list of the required fire safety measures within the building. These measures will be subject to further change pending the outcomes of the final compliance review and the Fire Engineering process.

Main Hospital Tower

+ Statutory Fire Safety Measure	+ Design/Installation Standard
ACCESS PANELS, DOORS & HOPPERS	BCA 2022 CLAUSE C4D14 AS 1530.4 – 2014 & MANUFACTURER'S SPECIFICATIONS
ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
AUTOMATIC FAIL-SAFE DEVICES	BCA 2022 CLAUSE D3D26
AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA 2022 SPEC. 20, SPEC. 23 AS 1670.1 – 2018
AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA 2022 SPEC. 17 & 18 AS 2118.1 – 2017, AS 2118.6 – 2012
EMERGENCY LIFTS	BCA 2022 CLAUSE E3D5 AS 1735.2 – 2001
EMERGENCY LIGHTING	BCA 2022 CLAUSES E4D2, E4D4 AS 2293.1 – 2018
EMERGENCY EVACUATION PLAN	AS 3745 – 2010
EMERGENCY WARNING INTERCOM SYSTEM (EWIS)	BCA 2022 CLAUSE E4D9, SPEC. 31 S31C19 AS 1670.4 - 2018
EXIT SIGNS	BCA 2022 CLAUSES E4D5, NSWE4D6, E4D8 AS 2293.1 – 2018
FIRE CONTROL ROOMS	BCA 2022 SPEC. 19
FIRE BLANKETS	BCA 2022 CLAUSE E1D14 AS 3504 – 1995 & AS 2444 – 2001
FIRE DAMPERS	BCA 2022 CLAUSE C4D15 AS 1668.1 – 2015 AS 1682.1 & 2 – 2015 MANUFACTURER'S SPECIFICATION
FIRE DOORS	BCA 2022 CLAUSES C3D13, C3D14, C4D3, C4D5, C4D6, C4D8 & C4D12 AS 1905.1 – 2015 MANUFACTURER'S SPECIFICATION
FIRE HOSE REELS	BCA 2022 CLAUSE E1D3 AS 2441 – 2005
FIRE HYDRANT SYSTEMS	BCA 2022 CLAUSE E1D2

+ Statutory Fire Safety Measure	+ Design/Installation Standard
	AS 2419.1 – 2021 FIRE ENGINEERING ASSESSMENT TO ADDRESS HYDRANT SYSTEM SERVING A BUILDING WITH AN EFFECIVE HEIGHT > 135 M
FIRE SEALS	BCA 2022 CLAUSE C4D15 AS 1530.4 – 2014 AS 4072.1 – 2014 MANUFACTURER'S SPECIFICATION
LIGHTWEIGHT CONSTRUCTION	BCA 2022 CLAUSE C2D9 AS 1530.4 – 2014 MANUFACTURER'S SPECIFICATION
MECHANICAL AIR HANDLING SYSTEMS (AUTOMATIC SHUTDOWN)	BCA 2022 CLAUSE E2D3 AS/NZS 1668.1 – 2015 AS 1668.2 – 2012
PORTABLE FIRE EXTINGUISHERS	BCA 2022 CLAUSE E1D14 AS 2444 – 2001
SMOKE HAZARD MANAGEMENT SYSTEMS + STAIR PRESSURISATION + ZONE PRESSURISIATION SYSTEM + SMOKE EXHAUST SYSTEMS	BCA 2022 PART E2 SPECIFICATION 31 AS/NZS 1668.1 –2015
SMOKE DAMPERS	BCA 2022 SPEC. 11 AS/NZS 1668.1 – 2015
SMOKE DOORS	BCA 2022 SPEC. 11 & 12
STAND-BY POWER SYSTEMS	BCA 2022 SPEC. 31 AS 3000 – 2018
WARNING & OPERATIONAL SIGNS	BCA 2022 CLAUSE D3D28, D4D7, E4D4 AS 1905.1 – 2015 EP&A (DCFS) REGULATION 2021 SECTION 108

Multi Storey Car Park

+ Statutory Fire Safety Measure	+ Design/Installation Standard
ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
AUTOMATIC FAIL-SAFE DEVICES	BCA 2022 CLAUSE D3D26
AUTOMATIC FIRE SUPPRESSION SYSTEMS (BASED ON PROPOSED PROVISIONS OF NCC 2025)	BCA 2022 SPEC. 17 & 18 AS 2118.1 – 2017, AS 2118.6 – 2012
EMERGENCY LIFTS	BCA 2022 CLAUSE E3D5 AS 1735.2 – 2001
EMERGENCY LIGHTING	BCA 2022 CLAUSES E4D2, E4D4 AS 2293.1 – 2018

+ Statutory Fire Safety Measure	+ Design/Installation Standard
EMERGENCY EVACUATION PLAN	AS 3745 – 2010
EMERGENCY WARNING INTERCOM SYSTEM (EWIS)	BCA 2022 CLAUSE E4D9, SPEC. 31 S31C19 AS 1670.4 - 2018
EXIT SIGNS	BCA 2022 CLAUSES E4D5, NSWE4D6, E4D8 AS 2293.1 – 2018
FIRE CONTROL CENTRE	BCA 2022 SPEC. 19
FIRE DAMPERS	BCA 2022 CLAUSE C4D15 AS 1668.1 – 2015 AS 1682.1 & 2 – 2015 MANUFACTURER'S SPECIFICATION
FIRE DOORS	BCA 2022 CLAUSES C3D13, C3D14, C4D3, C4D5, C4D6, C4D8 & C4D12 AS 1905.1 – 2015 MANUFACTURER'S SPECIFICATION
FIRE HOSE REELS	BCA 2022 CLAUSE E1D3 AS 2441 – 2005
FIRE HYDRANT SYSTEMS	BCA 2022 CLAUSE E1D2 AS 2419.1 – 2021 FIRE ENGINEERING ASSESSMENT TO ADDRESS HYDRANT SYSTEM SERVING A BUILDING WITH AN EFFECIVE HEIGHT > 135 M
FIRE SEALS	BCA 2022 CLAUSE C4D15 AS 1530.4 – 2014 AS 4072.1 – 2014 MANUFACTURER'S SPECIFICATION
PORTABLE FIRE EXTINGUISHERS	BCA 2022 CLAUSE E1D14 AS 2444 – 2001
WARNING & OPERATIONAL SIGNS	BCA 2022 CLAUSE D3D28, D4D7, E4D4 AS 1905.1 – 2015 EP&A (DCFS) REGULATION 2021 SECTION 108

4.0 Conclusion

This report contains an assessment of the referenced SSDA Architectural Documentation for the proposed Rouse Hill Hospital development located at the corner of Commercial Road and Windsor Road, Rouse Hill against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 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 and will be reviewed in further detail as the Architectural Design progresses.

Should you require further assistance or clarification please do not hesitate to contact the undersigned on 02 9211 7777.

Prepared by:

Adam Durnford
Director
BM+G
Building Surveyor-Unrestricted (NSW)
BDC No.: 1821