

21 February 2020

NSW Health Infrastructure  
C/- Johnstaff  
PO Box 1060  
NORTH SYDNEY NSW 2000

Attention: Tracy Lord

**RE: LIVERPOOL HOSPITAL – MULTI-STOREY CARPARK  
BCA / DDA CAPABILITY STATEMENT FOR SSDA 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 State Significant Development Application (SSDA) to the Minister for the proposed multi-storey carpark at Liverpool Hospital against the Building Code of Australia 2019 (BCA).

### 1.1 PROPOSAL

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The proposed development comprises the construction of an seven (7) storey multi-storey carpark to the northern side of Liverpool Hospital.

### 1.2 COMPLIANCE STATEMENT OBJECTIVES

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The objectives of this statement are to:

- a) confirm that the SSDA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
- b) confirm that the proposed new building works can readily achieve compliance with BCA 2019 pursuant to Section 6.28 of the *Environmental Planning & Assessment Act 1979*.

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 S6.28 Crown Certificate stage.

### 1.3 REFERENCED DOCUMENTATION

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This report has been prepared based on a review of the draft SSDA architectural plans, revision 5, dated 31/01/2020, prepared by Fitzpatrick & Partners.



## 1.4 BUILDING CLASSIFICATION

The new building works have been classified as follows:

<b>BCA Classification:</b>	Class 7a
<b>Rise in Storeys:</b>	7 (Seven)
<b>Type of Construction:</b>	Type A Construction
<b>Importance Level (Structural):</b>	2 – HI PD to confirm
<b>Sprinkler Protected Throughout:</b>	No
<b>Effective Height:</b>	Approx. 18.45m (>12m, <25m) – RL28.950 – RL10.500 = 21.1m
<b>Floor Area:</b>	TBA
<b>Max. Fire Compartment Size:</b>	<i>Doesn't apply to open-deck car parks. Refer to Section 2.2.</i>
<b>Climate Zone:</b>	Zone 6

## 1.5 SUMMARY OF BCA COMPLIANCE

Arising from our review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA.

It is our experience that such compliance matters noted at this stage are not uncommon for a development of this nature and that they can be readily addressed at S6.28 Crown Certificate stage. In this instance, we are of the opinion that any amendments required to the design documentation in order to comply with the BCA can be addressed in the preparation of the detailed documentation for S6.28 Crown Certificate without giving rise to significant changes to the proposal as submitted for SSDA.

Please note that a further detailed assessment of the S6.28 Crown Certificate architectural plans will be undertaken prior to issue of the S6.28 Crown Certificate.

## 1.6 FIRE SAFETY SCHEDULE

The following comprises a preliminary fire safety schedule containing statutory fire safety measures that will apply to the new building.

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018	✓
Emergency Evacuation Plan	AS 3745-2010	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018.	✓
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 1990 and manufacturer's specification	✓
Fire Doors	BCA Clause C2.12, C2.13, C3.8 and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
Paths of Travel	EP&A Regulation Clause 186	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D2.23, D3.6, E3.3.	✓
Fire engineered Alternative Solutions	<i>To be developed with the design.</i>	✓

*\*Please note that the above schedule will need to be revised prior to issue of the S6.28 Crown Certificate to reference any proposed Fire Engineering Report and incorporate any additional measures required by the proposed Fire Engineered Performance Solutions. Existing measures will also be informed by the Annual Fire Safety Certificate relating to the existing portions of the campus.*

## 1.7 DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARD 2010

The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D3 & 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 D3.1 to D3.12;
- + BCA clause E3.6;
- + BCA clauses F2.2 and F2.4.

The referenced plans show that access for people with disabilities will be available to and within the building from the main points of a pedestrian entry at the allotment boundary and accessible car spaces in accordance with BCA clause D3.1.

Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at S6.28 Crown Certificate stage. However, our review of the DA documentation indicates that compliance with the abovementioned provisions will be readily achievable. In the event that DTS compliance is not achieved, an Alternative Solution will need to be documented by an appropriately qualified Access Consultant.

## 1.8 CONCLUSION

This report confirms that BM+G have undertaken a review of the SSDA architectural plans for the proposed multi-storey carpark at Liverpool Hospital against the deemed-to-satisfy provisions of the Building Code of Australia 2019 and the Disability (Access to Premises – Buildings) Standards 2010.

Yours sincerely,

Michael Potts  
**Senior Building Surveyor**  
**Blackett Maguire + Goldsmith**  
*A1 Accredited Certifier (NSW) – BPB No. 2516*