BLACKETT MAGUIRE+ GOLDSMITH

5 October 2018

Health Infrastructure
*C/-* TSA Management

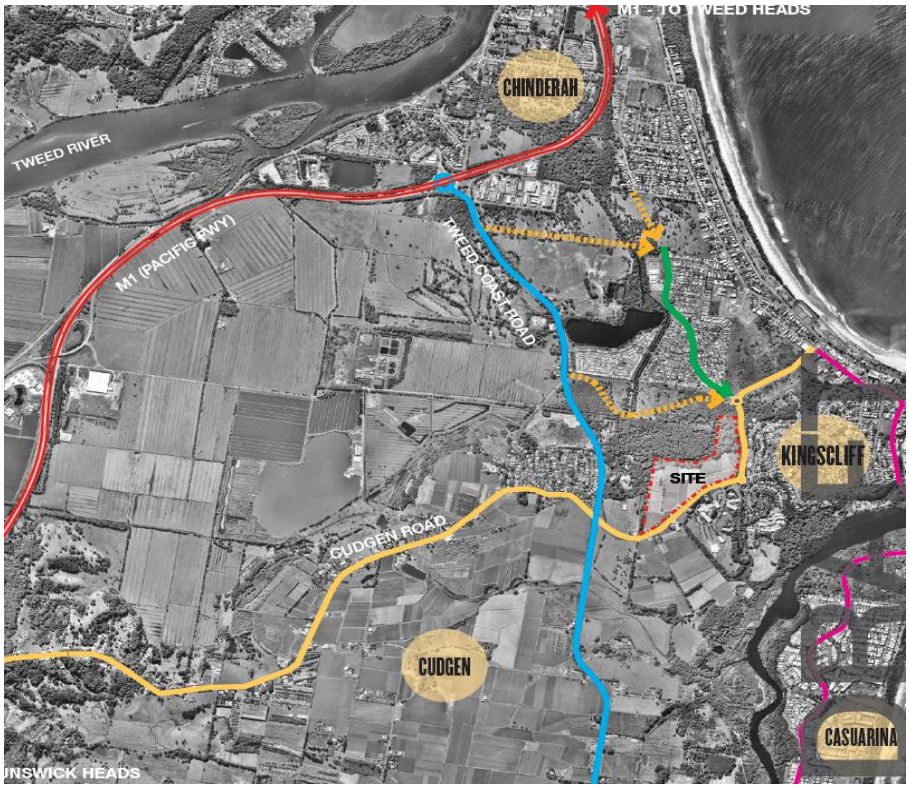
Attention: Susan Folliott - Project Manager

Dear Susan,

**RE: TWEED VALLEY HOSPITAL REDEVELOPMENT –**
***CONCEPT DEVELOPMENT SSD APPLICATION***
**ACCESSIBILITY & BUILDING CODE OF AUSTRALIA (BCA) –**
**(ACCESS TO PREMISES)**
**COMPLIANCE CAPABILITY REPORT**

Blackett Maguire + Goldsmith Pty Ltd have been commissioned to carry out an assessment of the proposed SSD application for the concept design package at Tweed Valley Hospital against the requirements of the National Construction Code Series (Volume 1) - Building Code of Australia (BCA) 2016 and Access to Premises Standard.

The Hospital address is 771 Cudgen Road, Cudgen.




Address | Suite 2.01, 22-36 Mountain St Ultimo
Postal | PO Box 167 Broadway NSW 2007
Contact | Ph: 02 9211 7777 Fax: 02 9211 7774

It is understood that the concept design is subject to a SSD application in relation to the following:-

- a concept proposal for a new hospital with associated facilities
- concurrent stage 1 early works comprising site preparation, bulk earthworks to establish site levels, stormwater works, clearance of vegetation, utility augmentation, revegetation of part of the wetland area, construction of internal roads and retaining walls.

Our assessment of the concept design documentation was based on the following:

- National Construction Code Series (Volume 1) Building Code of Australia 2016 (BCA)
- Guide to the Building Code of Australia 2016 (BCA Guide)
- Environmental Planning and Assessment Act 1979 (EP&A)
- Environmental Planning and Assessment Regulation 2000 (EP&AR)
- Access to Premise Standard 2010
- Architectural plans prepared by STH Architects

The site layout in relation to early works car parking is illustrated below:-

**STATEMENT OBJECTIVES:**

The objectives of this statement are to:

+ Confirm that a preliminary review of the REF documentation has been reviewed by an appropriately qualified Accredited Certifier.

+ Confirm that the proposed new building works can readily achieve compliance with the BCA & Access to Premise Standard.

## Terminology

*Alternative Solution*

A Building Solution which complies with the Performance Requirements other than by reason of satisfying the DtS Provisions.

*Building Code of Australia (BCA)*
Document published on behalf of the Australian Building Codes Board. The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in New South Wales (NSW) under the provisions of the EPA Act and Regulation. Building regulatory legislation stipulates that compliance with the BCA Performance Requirements must be attained and hence this reveals BCA's performance based format.

*Construction Certificate*

Building Approval issued by the Certifying Authority pursuant to Part 4A of the EP&A Act 1979.

*Construction Type*

The construction type is a measure of a buildings ability to resist a fire. The minimum type of fire-resisting construction of a building must be that specified in Table C1.1 and Specification C1.1, except as allowed for—

(i) certain Class 2, 3 or 9c buildings in C1.5; and

(ii) a Class 4 part of a building located on the top storey in C1.3(b); and

(iii) open spectator stands and indoor sports stadiums in C1.7.

Note: Type A construction is the most fire-resistant and Type C the least fire-resistant of the types of construction.

*Climatic Zone*

Is an area defined in BCA Figure A1.1 and in Table A1.1 for specific locations, having energy efficiency provisions based on a range of similar climatic characteristics.

*Deemed to Satisfy Provisions (DtS)*
Provisions which are deemed to satisfy the Performance Requirements.

*Effective Height*

The height to the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units) from the floor of the lowest storey providing direct egress to a road or open space.

*Fire Resistance Level (FRL)*

The grading periods in minutes for the following criteria-

(a) structural adequacy; and

(b) integrity; and

(c) insulation,

and expressed in that order.

*Fire Source Feature (FSF)*

The far boundary of a road which adjoins 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.

*National Construction Code Series (NCC)*

The NCC was introduced 01 May 2011 by the Council of Australian Governments. The BCA Volume One (Class 2 to 9 Buildings) is now referenced as the National Construction Code Series Volume One — BCA.

*Open Space*

A space on the allotment, or a roof or other part of the building suitably protected from fire, open to the sky and connected directly with a public road.

*Patient Care Area*

A part of a health-care building normally used for the treatment, care, accommodation, recreation, dining and holding of patients including a ward area and treatment area.

*Performance Requirements of the BCA*

A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must meet.

Compliance with the Performance Requirements can only be achieved by-

(a) complying with the DtS Provisions; or

(b) formulating an Alternative Solution which-

(i) complies with the Performance Requirements; or

(ii) is shown to be at least equivalent to the DtS Provisions; or

(c) a combination of (a) and (b).

*Sole Occupancy Unit (SOU)*

A room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes a dwelling.

*Treatment Area*

An area within a patient care area such as an operating theatre and rooms used for recovery, minor procedures, resuscitation, intensive care and coronary care from which a patient may not be readily moved.

## SUMMARY OF KEY ASSESSMENT ISSUES – BCA & ACCESSIBILITY

The works associated within concept SSD Application consist:-

+ Confirm that a preliminary review of the SSD documentation has been reviewed by an appropriately qualified Accredited Certifier.

+ Confirm that the proposed new building works can readily achieve compliance with the performance requirements of the BCA & Access to Premise Standard.

## ***ACCESS FOR PEOPLE WITH A DISABILITY***

Stage 1 early works will consist of site preparation, bulk earthworks to establish site levels, stormwater works, clearance of vegetation, utility augmentation, revegetation of part of the wetland area, construction of internal roads and retaining walls

It is understood there will be new grade carparking areas associated with the new internal roads. The carparking may be available for staff, public and or patients.

BCA Part D3 requires provision of accessible parking at the following rate:-

| | | |
|---|---|---|
| **Class 9a** | | |
| (a) | Hospital (non-outpatient area) | 1 space for every 100 carparking spaces or part thereof. |
| (b) | Hospital (outpatient area)— | |
| | (i) up to 1000 carparking spaces; and | 1 space for every 50 carparking spaces or part thereof. |
| | (ii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces. | 1 space. |
| (c) | Nursing home | 1 space for every 100 carparking spaces or part thereof. |
| (d) | Clinic or day surgery not forming part of a hospital. | 1 space for every 50 carparking spaces or part thereof. |

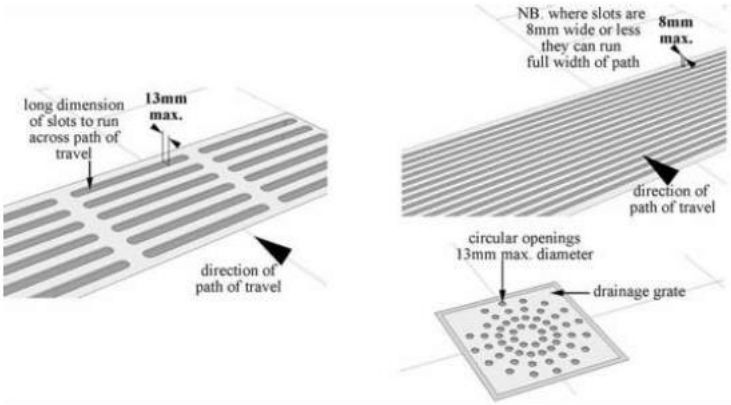
In this regard accessibility for people with disabilities is achievable under the current concept design to comply with BCA and the Access to Premise Standard 2010.

In this case and arising from high level review we can verify that:-

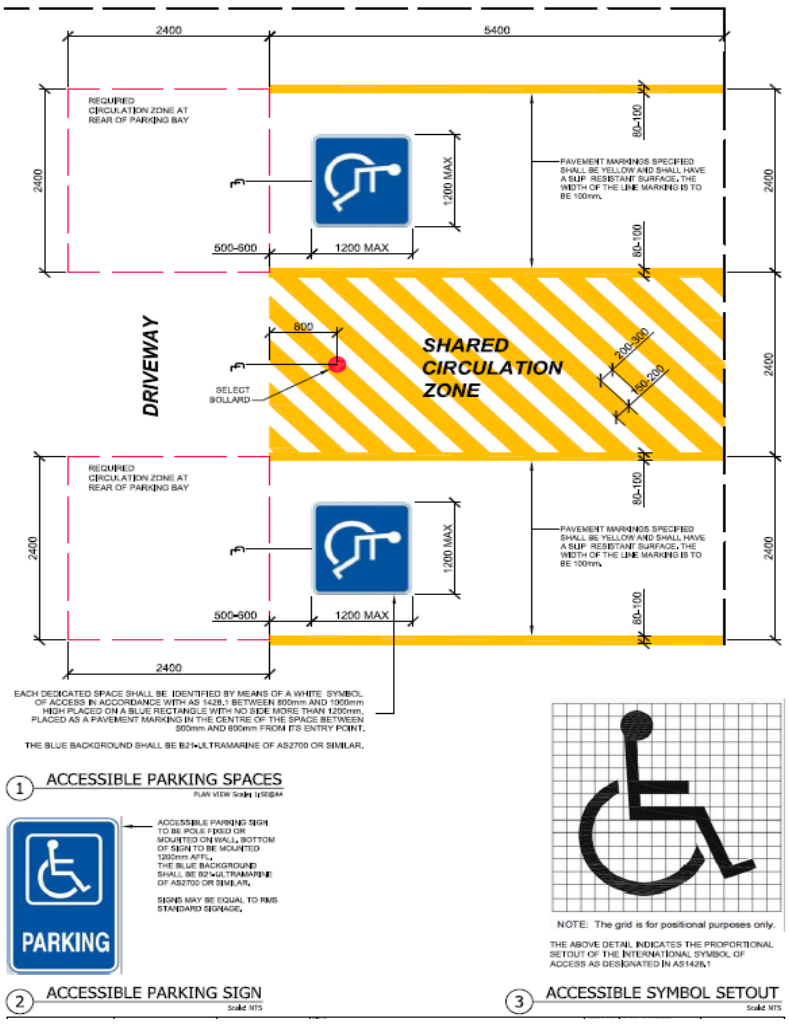
1. Access for people with disabilities is achievable from public road and footpath reserves to comply with the performance requirements of BCA and the design compliance objectives of the Access to Premise Standard which, in essence addresses client obligations under the DDA.
2. The location of the new accessible parking spaces will have direct connection to the principal pedestrian entrances of the related site buildings via accessways that comply with AS1428.1.
3. Lighting will be provided, subject to separate applications, to the accessible parking bays and the paths of travel from the accessible parking bays with 40 lx in accordance with requirements of AS1680.2.1-2008.
4. Grated stormwater drains located on any paths of travel will need to be fitted with compliant heel guard grates.

   Grates shall comply with the following:

   (a) Circular openings shall be not greater than 13 mm in diameter.
   (b) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.

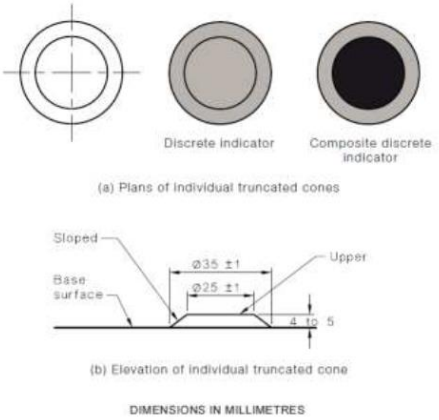



5. Accessible parking spaces and statutory parking and way finding signage will be provided to comply with AS1428.1 and AS2890.1 & 6 – refer below as a guide:-



6. The use of TGSIs will be applied to external ramps and stairways only.

   TGSIs to warn people of hazards shall comply with AS/NZS 1428.4.1.
   The design and arrangement of warning tactile ground surface indicators (TGSIs) shall comply with AS1428.4.1:2009.




7. Any additional parking to be provided as part of the future main works package (separate SSD Application), is to include accessible carparking as required based on the total number of spaces provided.

**CONCLUSION:**

This report contains a high level assessment of the referenced documentation for the proposed concept design SSD Application at the Tweed Valley Hospital site, against the requirements of the Building Code of Australia (BCA) and Access to Premises Standards (DDA).

The high level assessment predominately relates to the stage 1 early works, comprising site preparation, bulk earthworks to establish site levels, stormwater works, clearance of vegetation, utility augmentation, revegetation of part of the wetland area, construction of internal roads and retaining walls

Arising from our high level assessment we are satisfied that the project concept design (stage 1 early works) is capable of satisfying the performance requirements of the BCA and Access Standards in relation to accessibility for people with disabilities.

Further detailed assessment of the proposal will occur based on the developed design to ensure compliance with BCA and the Access to Premise 2010.

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

Regards,

David Blackett
*Director*
**Accredited Certifier (A1 Unrestricted)**
**Blackett Maguire + Goldsmith**