

**BCA & DDA**

## **REF Capability Statement**

Concept Design – Temporary Structures  
Ryde Hospital Redevelopment  
Denistone Road, Eastwood NSW 2122

**Prepared for:**

NSW Health Infrastructure

**Revision 3**

10 May 2024

Reference: 240002



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## BCA & DDA

### REF Capability Statement

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+ Subject	Temporary Works - Ryde Hospital Redevelopment
+ Project No.	240002
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+ Pages	5

This statement has been prepared to verify that BM+G have undertaken a review of the architectural documentation that will accompany the REF Application for the purpose of the temporary works required to ensure that the ongoing operation of the Ryde Hospital is not impacted during construction of the Ryde Hospital Redevelopment.

Specifically, the proposed temporary works will comprise:

- Construction of temporary intensive and critical care building.
- Alterations to the loading dock located off Denistone Avenue.
- Alterations to the Graythwaite Building and basement to facilitate new office space, kitchens and storage areas.
- Establishment of two construction zones to accommodate office space, workshops, storage and waste compactors.
- Construction of a pedestrian ramp that connects between Trigg House and the Graythwaite Building.
- Connection and augmentation of in-ground services and utilities, as required.

#### 1.1 Compliance Statement Objectives

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The objectives of this statement are to:

- + confirm that the REF architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Registered Certifier.
- + confirm that the proposed new building works can readily achieve compliance with BCA 2022 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.

## 1.2 Referenced Documentation

- + This report has been prepared based on a review of the preliminary DA architectural plans prepared by Architectural Plans prepared by Silver Thomas Hanley (AUS) PTY LTD and Pinto Tuncer Architecture numbered:

+ Drawing No.	+ Rev
RHR-AR-DWG-00-TS-00-001	5
RHR-AR-DWG-10-TS-00-001	4
RHR-AR-DWG-50-TS-EL-002	5
RHR-AR-DWG-50-TS-EL-003	4
RHR-AR-DWG-50-TS-EL-004	4
RHR-AR-DWG-51-TS-SE-001	5
RHR-AR-DWG-51-TS-SE-002	4
RHR-AR-DWG-51-TS-SE-003	3
RHR-AR-DWG-61-TS-TA-001	A
RHR-AR-DWG-61-TS-TB-001	5

+ Drawing No.	+ Rev
RHR-AR-DWG-61-TS-TC-001	4
RHR-AR-DWG-61-TS-TC-002	4
RHR-AR-DWG-61-TS-TC-010	4
RHR-AR-DWG-61-TS-TC-011	4
RHR-AR-DWG-61-TS-TC-012	3
RHR-AR-DWG-61-TS-TD-001	3
RHR-AR-DWG-61-TS-TF-001	3
RHR-AR-DWG-61-TS-TF-002	4
RHR-AR-DWG-90-TS-00-001	A
RHR-AR-DWG-90-TS-00-002	4

## 1.3 BCA Compliance Strategy

### Temporary Structures:

The proposed building works are temporary structures and expected to stay in place for up to 24 months.

The ABCB has issued advice under guidance Temporary Structures 2015 that relates specific to provision of temporary structures and provided emphasis on criteria for structural safety (particularly determining appropriate wind actions), fire safety (including fire resistance of materials, fire safety services and equipment, and egress), access, sanitary facilities and certain ancillary provisions.

### Building Classification:

The temporary structures are classified as follows:-

- Temp ICU/CCU - Class 9a (L1) and Class 7a (GF)
- Temp Engineering / IPO - Class 5
- Temp basement works - Class 7a (carpark) and Class 7b (storage >10% floor area)
- Roof top temp kitchen - Class 9a - this is ancillary to the main hospital.

Aside from selected items of fire and life safety, generally we have required the temporary structures to comply with BCA consistent with the parts of the building they are located. This is particularly relevant for fire safety systems.

#### Accessibility:

Access will be provided to the degree necessary to satisfy the intent of the Disability (Access to Premises — Buildings) Standards 2010 with respect to dignified and equitable access for the users of the temporary structures.

With respect to the Executive Office, it's noted that a passenger lift is not proposed to be provided to the building, nor will a ramp be provided to serve all storeys. This results in access for persons with a disability, particularly where persons are non-ambulant, not being provided to any level other than the Ground Floor.

In order to ensure that an appropriate level of access will be provided to users of the Executive Office, the Ground Floor will be designed in manner in which facilities are available which are like-for-like to the non-accessible floor. These facilities will be fully accessible and will provide an equivalent use and functionality to those on the upper floor. This results in an equitable outcome for the users of this office and satisfies the intent of the Disability (Access to Premises — Buildings) Standards 2010. Where users have needs that require the use of these facilities, work arrangements will be managed by the LHD to ensure that those users have access to these facilities to undertake their work.

#### Closing Statement:

Arising from our review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA, noting the departures from the Code that we have nominated will be addressed in a fire safety strategy prepared by the fire safety engineer.

The safe use of temporary structures requires judgement based on experience and careful evaluation of relevant factors and each case should be evaluated on its individual circumstances. The application of on-site risk management or risk monitoring will be a critical consideration in the fire and life safety factors.

It is our experience that any compliance matters and fire safety strategies 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 or the future fire safety strategies 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 FER.

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.

## 2.0 Conclusion

This report confirms that BM+G have undertaken a review of the REF architectural plans for the proposed temporary works, intended to ensure that the ongoing operation of the hospital is not impacted during construction of the Ryde Hospital Redevelopment.

Our review includes assessment against BCA, Access to Premises Standards, together with guidelines issued by the ABCB for Temporary Structures and also professional discretion in relation to matters of fire & life safety, and health and amenity.

In view of the above assessment we can confirm that subject to the above measures being appropriately addressed by the project design team, acceptable compliance is readily achievable.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Crown Certificate documentation without giving rise to any inconsistencies with the Development Approval.

**Prepared by:**



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