

BCA & DDA Capability Statement

REF Addendum 2 REF 10/2024

Blayney Multipurpose Service Facility Redevelopment
3 Osman Street, Blayney NSW 2799



Prepared for:

Taylor Construction

Revision 0

22 January 2025

Reference: S240450

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BCA & DDA Capability Statement

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+ Subject	Blayney Multipurpose Service Facility REF Addendum 2 for REF 10/2024
+ Project No.	S240450
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+ Pages	5

1.0 Proposed Overview

The project proposes redevelopment of the existing Blayney Multipurpose Service Facility including staged construction of a new healthcare & aged care facility based on NSW Health Multipurpose Services principles and a new integrated Health One facility.

We understand the revised development proposal includes staged demolition and construction, ultimately resulting in a new hospital facility, whilst remaining operational throughout construction.

Early & Enabling works – Demolition of sheds and structures on the western side of the site, site clearing and site establishment works and construction of a temporary carpark on the eastern side of the site.

We understand the MOD application relates to the following:

- + Removal of landscaping works along the Western side of the development.
- + Updated schedule of External Finishes.

2.0 Compliance Statement Objectives

The objectives of this statement are to:

- a) Confirm that the REF MOD architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Registered Certifier.
- b) Confirm that the modified building works can readily achieve compliance with BCA 2019 Amendment 1 pursuant to clause 145 of the *Environmental Planning & Assessment Regulation 2000*.
- c) Accompany the 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, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.
- d) Accompany the Development Application submission to enable the Consent Authority to be satisfied the accessibility provisions required under the BCA, Premises Standards, and Council DCP have been met in the design, with full compliance being achievable.

Note: This statement has been prepared in accordance with Part 4 of the Building and Development Certifiers Regulation 2020.

3.0 Referenced Documentation

This Statement has been prepared based on a review of the modified REF architectural plans prepared by NBRS as follows:

+ Drawing No.	+ Revision	+ Date	+ Drawing No.	+ Revision	+ Date
130607-NBRS-AR-DWG-REF000	2	09.10.24	130607-NBRS-AR-DWG-REF033	2	09.10.24
130607-NBRS-AR-DWG-REF005	2	09.10.24	130607-NBRS-AR-DWG-REF101	2	09.10.24
130607-NBRS-AR-DWG-REF006	2	09.10.24	130607-NBRS-AR-DWG-REF102	2	09.10.24
130607-NBRS-AR-DWG-REF010	2	09.10.24	130607-NBRS-AR-DWG-REF301	2	09.10.24
130607-NBRS-AR-DWG-REF011	2	09.10.24	130607-NBRS-AR-DWG-REF305	2	09.10.24
130607-NBRS-AR-DWG-REF021	2	09.10.24	130607-NBRS-AR-DWG-REF306	2	09.10.24
130607-NBRS-AR-DWG-REF031	2	09.10.24	130607-NBRS-AR-DWG-REF401	2	09.10.24
130607-NBRS-AR-DWG-REF032	2	09.10.24	130607-NBRS-AR-DWG-REF405	2	09.10.24

4.0 Building Classification

BCA CLASSIFICATION:	Class 9a (Health-Care) Class 10a (outbuildings – main switchboard and generator room, garden shed, dirty workshop and 3x fleet vehicle parking)
RISE IN STOREYS:	1 (one)
STOREYS CONTAINED:	1 (one)
TYPE OF CONSTRUCTION:	Type C Construction
IMPORTANCE LEVEL (STRUCTURAL):	4 – <i>Structural engineer to confirm.</i>
SPRINKLER PROTECTED THROUGHOUT:	Yes
EFFECTIVE HEIGHT:	Single Storey
FLOOR AREA:	Approx. 2,700m ²
MAX. FIRE COMPARTMENT SIZE:	+ Non-patient care - 5,000m ² & 30,000m ³ + Patient care - 2,000m ² (they will generally be 1,000m ² to suit egress)
CLIMATE ZONE:	Zone 7

5.0 Conclusion

We confirm we have reviewed the referenced architectural documentation for the proposed Multipurpose Service Facility at 3 Osman Road Blayney NSW, 2799 against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2022 & Disability (Access to Premises – Buildings) Standards 2010.

We can confirm that compliance with the provisions of the BCA is readily achievable.

Furthermore, it is concluded that the modified development proposal is capable of achieving compliance with the accessibility provisions of the Access to Premises Standard. Noting the design will be subject to refinement in preparation of the construction documentation to capture detailed compliance matters.

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 State Significant Development Approval.

If you have any questions or require further information, please do not hesitate to contact me on 02 9211 7777.
Regards,

Prepared by:



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Reviewed by:



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