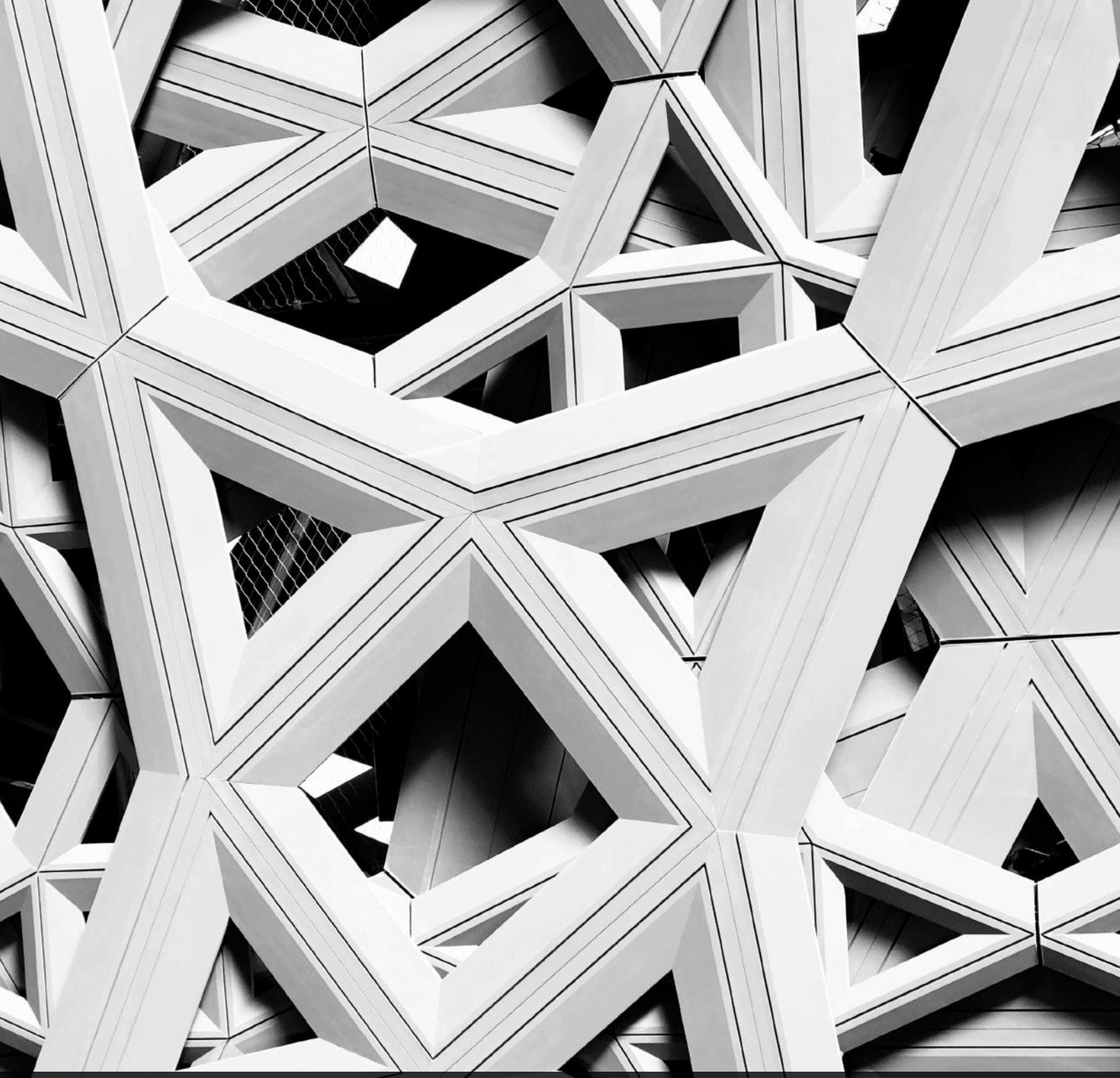

BCA & DDA Capability Statement

Bathurst Hospital Redevelopment
361-365 Howick Street, West Bathurst

Prepared for:
NSW Health Infrastructure

Revision 1
17 October 2024
Reference: 230302

bmplusg.com.au

BCA & DDA Capability Statement

+ To	NSW Health Infrastructure C/- TSA Management
+ Attention	Andrew Neill
+ Email	Andrew.neill@tsamgt.com
+ From	Joseph Tran Antonio Canuto
+ Subject	Bathurst Hospital Redevelopment
+ Project No.	230302
+ Date	17 October 2024

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 Modification Application to the Minister against the Building Code of Australia 2022 (BCA) and Disability (Access to Premises-Buildings) Standards 2010.

1.1 Project Introduction

This BCA & DDA Capability Statement has been prepared by BM+G on behalf of Health Infrastructure for the redevelopment of the Bathurst Hospital at 361-365 Howick Street, Bathurst.

The site is located at 361-365 Howick Street, Bathurst, in the Bathurst Local Government Area. It is occupied by Bathurst Health Service, a Level C referral facility in the Western NSW Local Health District.

This report accompanies a State Significant Development Application that seeks approval for the construction and operation of a new-build expansion, refurbishment and repurposing works to the existing Bathurst Health Service main hospital building. Proposed works will include:

+ A new-build, three-storey health services building expansion (including 1 plant level) to include overnight inpatient accommodation and non-admitted care services and a new hospital front-of house and entrance
+ A new-build, two-storey expansion to the Emergency department and Operating Theatres (plus 1 plant level)
+ A new-build, single-storey expansion to the existing Cancer Service building – Daffodil Cottage
+ Refurbishment and repurposing to areas of the existing hospital
+ Site establishment, demolition of some existing structure, cut and fill and remediation works
+ Vehicular circulation and car parking improvements
+ Tree removal
+ Landscape works
+ Alteration and amplification of existing hospital plant and services infrastructure
+ For a detailed project description, refer to the Environmental Impact Statement prepared by Ethos Urban.

1.2 Compliance Statement Objectives

The objectives of this statement are to:

- Confirm that the SSDA 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*.
- Confirm that the proposed new building works can readily achieve compliance with the Disability (Access to Premises-Buildings) Standards 2010.
- Confirm that a review has been undertaken, and upgrade advice incorporated into the design, to satisfy the consent authorities obligations in determining whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia where:
  - the proposed building work and previous building work together represent more than half of the total volume of the building, or
  - the measures contained in the building are inadequate—
    - to protect persons using the building, if there is a fire, or
    - to facilitate the safe egress of persons using the building from the building, if there is a fire, or
    - to restrict the spread of fire from the building to other buildings nearby.

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

This report has been prepared based on a review of the SSDA architectural plans prepared by Billard Leece numbered:

+ Drawing No.	+ Rev	+ Date
BHR-BLP-DRW-ARC-SSD-000-XX001	E	06.09.24
BHR-BLP-DRW-ARC-SSD-000-XX002	C	22.07.24
BHR-BLP-DRW-ARC-SSD-001-XX001	E	06.09.24
BHR-BLP-DRW-ARC-SSD-002-XX001	E	06.09.24
BHR-BLP-DRW-ARC-SSD-002-XX002	A	06.09.24
BHR-BLP-DRW-ARC-SSD-003-XX001	F	06.09.24

+ Drawing No.	+ Rev	+ Date
BHR-BLP-DRW-ARC-SSD-200-XX002	D	06.09.24
BHR-BLP-DRW-ARC-SSD-200-XX003	D	06.09.24
BHR-BLP-DRW-ARC-SSD-210-XX001	D	06.09.24
BHR-BLP-DRW-ARC-SSD-210-XX002	D	06.09.24
BHR-BLP-DRW-ARC-SSD-470-XX001	A	06.09.24
BHR-BLP-DRW-ARC-SSD-470-XX002	A	06.09.24

+ Drawing No.	+ Rev	+ Date
BHR-BLP-DRW-ARC-SSD-003-XX002	C	06.09.24
BHR-BLP-DRW-ARC-SSD-100-00001	E	06.09.24
BHR-BLP-DRW-ARC-SSD-100-10001	E	06.09.24
BHR-BLP-DRW-ARC-SSD-100-20001	E	06.09.24
BHR-BLP-DRW-ARC-SSD-100-30001	E	06.09.24
BHR-BLP-DRW-ARC-SSD-100-40001	E	06.09.24
BHR-BLP-DRW-ARC-SSD-100-50001	E	06.09.24
BHR-BLP-DRW-ARC-SSD-200-XX001	D	06.09.24

+ Drawing No.	+ Rev	+ Date
BHR-BLP-DRW-ARC-SSD-700-XX001	C	22.07.24
BHR-BLP-DRW-ARC-SSD-700-XX002	C	22.07.24
BHR-BLP-DRW-ARC-SSD-700-XX003	B	22.07.24
BHR-BLP-DRW-ARC-SSD-700-XX004	B	22.07.24
BHR-BLP-DRW-ARC-SSD-700-XX005	B	22.07.24
BHR-BLP-DRW-ARC-SSD-980-XX001	C	22.07.24
BHR-BLP-DRW-ARC-SSD-980-XX002	D	06.09.24

1.4 Building Classification

The main building is classified as follows:

+ BCA Classification	Class 9a (Health-care Building) Class 7a (Carpark)
+ Rise in Storeys	4 (Four)
+ Storeys Contained	5 (Five)
+ Type of Construction	Type A Construction
+ Importance Level (Structural)	4
+ Sprinkler Protected Throughout	Yes
+ Effective Height	20.4m
+ Max. Fire Compartment Size	TBD
+ Climate Zone	Zone 7

The Cancer Service building – Daffodil Cottage is classified as follows:

+ BCA Classifications:	Class 9a Health Care
+ Rise in Storeys:	1 (One)
+ Type of Construction:	Type C Construction
+ Importance Level (Structural)	Structural Engineer to confirm
+ Sprinkler Protected Throughout	No

+ Effective Height	0m
+ Largest Fire Compartment	620m2
+ Climate Zone	Zone 7

1.5 Summary of BCA and DDA Compliance

Arising from our review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA including the accessibility provisions as reflected within the Disability (Access to Premises-Buildings) Standards 2010.

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 Mitigation Measures

+ Mitigation Measures	+ Relevant Section of Report
Nil	N/A

1.7 Summary of Upgrade Advice

Refer to Appendix A.

2.0 Fire Safety Schedule

The following table is a list of the required fire safety measures within the building. These measures may be subject to further change pending the outcomes of the final compliance review.

Table 1: Fire Safety Schedule – Main Building

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
Access Panels, Doors & Hoppers	Existing: BCA Clause C3.13 & AS 1530.4 - 1997 Proposed: BCA 2022 Clause C4D14 AS 1530.4 – 2014 and Manufacturer's Specifications	✓	✓
Alarm Signalling Equipment	AS1670.3 – 2004	✓	
Automatic Fail Safe Devices	Existing: BCA Clause D2.21, D2.22 Proposed: BCA 2022 Clause D3D26	✓	✓
Automatic Fire Detection & Alarm System	Existing: BCA Spec. E2.2a & AS 1670.1 – 2004 and Fire Engineering Report prepared by Exova Warrington Fire ref 75276-RPT02-Rev7 Proposed: BCA 2022 Spec. 20 & BCA Spec 23 AS 1670.1 – 2018	✓	✓
Automatic Fire Suppression Systems, including the following: + Fast Response sprinklers (sprinkler heads to patient care areas not being residential sprinkler heads); + Sprinklers not being provided within small electrical cupboards, PABX rooms and communication rooms + Sprinklers not being provided to the external walkway canopy adjacent to the plant rooms located below the helipad. + Amending the sprinkler requirement so that the monitored sprinkler flow switches can be provided in accessible locations in lieu of being provided within services cupboards.	BCA Spec. E1.5 & AS 2118.1-1999 and Fire Engineering Report prepared by Exova Warrington Fire ref 75276-RPT02-Rev7	✓	
Automatic Fire Suppression System	BCA 2022 Spec. 17 & BCA Spec 18 AS 2118.1 – 2017 or AS 2118.4, 6 – 2012		✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
Emergency Lifts	Existing: BCA Clause E3.4 & AS 1735.2 - 2001 and Fire Engineering Report prepared by Exova Warrington Fire ref 75276-RPT02-Rev7 Proposed: BCA 2022 Clause E3D5 AS 1735.2 – 2001	✓	✓
Emergency Lighting	Existing: BCA Clause E4.4 & AS/NZS 2293.1 - 1998 Proposed: BCA 2022 Clause E4D2 & E4D4 AS 2293.1 – 2018	✓	✓
Emergency Evacuation Plan	Existing: 3745 – 2002 and Fire Engineering Report prepared by Exova Warrington Fire ref 75276-RPT02-Rev7 Proposed: AS 3745 - 2010	✓	✓
Emergency Warning Intercom System (EWIS)	Existing: BCA Clause E4.9 & AS 1670.4 – 2004 & AS 4428.4 - 2004 and Fire Engineering Report prepared by Exova Warrington Fire ref 75276-RPT02-Rev7 Proposed: BCA 2022 E4D9 AS1670.4 - 2018	✓	✓
Exit Signs	Existing: BCA Clauses E4.5, E4.6 & E4.8 and AS/NZS 2293.1 - 1998 Proposed: BCA 2022 Clauses E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018	✓	✓
Fire Control Centres	BCA Spec E1.8 and Fire Engineering Report prepared by Exova Warrington Fire ref 75276-RPT02-Rev7	✓	
Fire Blankets	Existing: AS 3504 - 1995 & AS 2444 – 1995 Proposed: AS 3504 – 1995 & AS2444 – 2001	✓	✓
Fire Dampers	Existing: BCA Clause C3.15, AS 1668.1 - 1998 & AS 1682.1 & 2 - 1990 Proposed: BCA 2022 Clause C4D15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 and Manufacturer's Specification	✓	✓
Fire Doors	Existing: BCA Clause C3.2, C3.4, C3.5, C3.6 & C3.7, C3.8, C3.11 and AS 1905.1 – 1997	✓	✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
	Proposed: BCA 2022 Clause C3D13, C3D14, C4D3, C4D5, C4D6, C4D7, C4D8 & C4D12 AS 1905.1 – 2015 and Manufacturer's Specification		
Fire Hose Reels	Existing: BCA Clause C3.2, C3.4, C3.5, C3.6 & C3.7, C3.8, C3.11 and AS 1905.1 – 1997 Proposed: BCA 2022 Clause E1D3 AS 2441 – 2005	✓	✓
Fire Hydrant Systems (External Hydrants) (Street Hydrants)	Existing: Clause E1.3 & AS 2419.1 - 1994 and Fire Engineering Report prepared by Exova Warrington Fire ref 75276-RPT02-Rev7 Proposed: BCA 2022 Clause E1D2 AS 2419.1 – 2021	✓	✓
Fire Seals	Existing: BCA Clause C3.15 & AS 1530.4 - 1997 Proposed: BCA 2022 Clause C4D15, AS 1530.4 – 2014 & AS 4072.1 – 2014 and Manufacturer's Specification	✓	✓
Lightweight Construction	Existing: BCA Clause C1.8 & AS 1530.3 – 1999 Proposed: BCA 2022 Clause C2D9 AS 1530.4 – 2014 and Manufacturer's Specification	✓	✓
Mechanical Air Handling Systems (Automatic Shutdown)	Existing: BCA Clause E2.2, AS/NZS 1668.1 - 1998 & AS 1668.2 – 1991 and alternative solution report from Allstaff Airconditioning (NSW) Pty Ltd for AS1668.2 -2002 dated 9 January 2007 Proposed: BCA 2022 Clause E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓	✓
Portable Fire Extinguishers	Existing: BCA Clause E1.6 & AS 2444 – 2001 and Fire Engineering Report prepared by Exova Warrington Fire ref 75276-RPT02-Rev7 Proposed: BCA 2022 Clause E1D14 AS 2444 – 2001	✓	✓
Required Exit Doors (Power Operated)	Existing: BCA Clause D2.19(d) and Fire Engineering Report prepared by Exova Warrington Fire ref 75276-RPT02-Rev7 Proposed: BCA 2022 Clause D3D24(2)	✓	✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
Smoke Hazard Management Systems + Stair Pressurisation (3x stairs)	BCA 2022 Part E2 AS/NZS 1668.1 –2015		✓
Smoke Dampers	Existing: AS/NZS 1668.1 - 1998 Proposed: BCA 2022 Spec 11 AS/NZS 1668.1 – 2015	✓	✓
Smoke Doors	Existing: BCA Spec. C3.4 Proposed: BCA 2022 Spec 11 & 12	✓	✓
Smoke Seals	Existing: Fire Engineering Report prepared by Exova Warrington Fire ref 75276-RPT02-Rev7 Proposed: C3D6, Spec 11 and Spec 12	✓	✓
Wall-Wetting Sprinklers	BCA 2022 Clause C4D5 AS 2118.2 – 2010		✓
Warning & Operational Signs	Existing: Clause 183 of the EP & A Regulations 2000, AS 1905.1 - 1997, BCA Clause C3.6, D2.23, E3.3 and Fire Engineering Report prepared by Exova Warrington Fire ref 75276-RPT02-Rev7 Proposed: BCA 2022 Clause C4D7, D3D28, D4D7, E4D4 & I4D14. AS 1905.1 – 2015 & Section 108 of the EP&A (DCFS) Regulation 2021	✓	✓
Fire Engineering Report prepared by Exova Warrington Fire ref 75276-RPT02-Rev7	Fire Engineering Report prepared by Exova Warrington Fire ref 75276-RPT02-Rev7	✓	
Fire Engineering Performance Solutions relating to the new works	To be developed with the design…		✓

Table 2: Fire Safety Schedule – Daffodil House

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
Automatic Fire Detection & Alarm System	Existing: Specification E2.2a BCA Proposed: BCA 2022 Spec. 20 & 23 AS 1670.1 – 2018	✓	✓
Building Occupant Warning System	BCA 2022 Spec. 17 AS 1670.1 – 2018	✓	✓
Emergency Lighting	Existing: AS/NZS 2293.1 Proposed: BCA 2022 Clauses E4D2 & E4D4 AS 2293.1 – 2018	✓	✓
Emergency Evacuation Plan	AS 3745 – 2010		✓
Exit Signs	Existing: AS/NZS 2293.1 Proposed: BCA 2022 Clauses E4D5, NSWE4D6 & E4D8 AS 2293.1 – 2018	✓	✓
Fire Hose Reels	Existing: Clause E1.4 BCA AS2441 Proposed: BCA 2022 Clause E1D3 AS 2441 – 2005	✓	✓
Fire Hydrant Systems	Existing: Clause E1.3, AS 2419.1 Proposed: BCA 2022 Clause E1D2 AS 2419.1 – 2021	✓	✓
Mechanical Air Handling Systems (Automatic Shutdown)	BCA 2022 Clause E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓	✓
Portable Fire Extinguishers	Existing: Clause E1.6, AS2444 Proposed: BCA 2022 Clause E1D14 AS 2444 – 2001	✓	✓
Warning & Operational Signs	BCA 2022 Clause D4D7		✓

Please note that the above schedule will need to be revised prior to issue of the Crown Certificate to reference any proposed Fire Engineering Report and incorporate any additional measures required by the proposed Performance Solutions.

3.0 Conclusion

This report confirms that BM+G have undertaken a review of the SSDA architectural plans for the proposed development against the deemed-to-satisfy provisions of Building Code of Australia 2022 and the Disability (Access to Premises – Buildings) Standards 2010

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.

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.

Antonio Canuto
Associate Director
BM+G
Building Surveyor-Unrestricted (NSW)
BDC No.: 04786

4.0 APPENDIX A - Upgrade Provisions

We understand the scope of existing building refurbishment will be developed with the Design, as such, an overview of the key upgrade advice has been provided below.

Certain upgrades are recommended to take place within existing buildings where new works are proposed in order to ensure an adequate level of fire and life safety is achieved. The BCA, NSW Health Guidelines, and community expectation are used as a benchmark to determine the baseline for these upgrades, with matters such as existing building deficiencies and proposals for performance-based designs also driving these recommendations.

4.1 Matters Recommended for Upgrade - General Requirements

The following general upgrades have been recommended and incorporated into the design:

+ Where existing fire and / or smoke walls are relied upon as part of the new works, any existing deficiencies (service / structural penetrations, inadequate protection of openings for doorways, exposure, etc.) are to be rectified as part of the works. This includes the provision of new fire and smoke seals to doorways.
+ We understand the existing fire hydrant system complies with AS 2419.1 – 1994. Coverage in accordance with the requirements of AS 2419.1 – 2021 is to be achieved to all areas of new works. The fire services designer is to advise on whether there are any fire safety issues with the existing system that should be addressed as a part of these works. We understand that there is a now fire hydrant booster assembly proposed to be provided as an upgrade measure.
+ Where new fire hydrants / fire hose reels are required to be provided in order to achieve coverage, they must comply with AS 2419.1 - 2021 and AS 2441 - 2005 respectively.
+ Pressures and flows of fire hydrants / fire hose reels serving the areas of new works are to achieve compliance with AS 2419.1 - 2021 and AS 2441 - 2005 respectively.
+ Relevant services consultants to advise on existing system deficiencies that need to be considered for upgrade as part of these works such as issues with mechanical ventilation, dry fire, electrical services, hydraulic services, smoke control systems, etc.
+ Where new dry fire services are installed, they are to comply with current version BCA 2022 / AS requirements. The fire services designer is to review existing systems to ensure there is capacity to accommodate any new zones or the like.
+ Any area undergoing refurbishment is to be provided with automatic shutdown of air-handling systems (excluding non-ducted systems not exceeding 1000L/s) on activation of smoke detector and sprinkler head.
+ Which regards to building structure, the following upgrade expectations are noted:
    - Any new works must not reduce the capacity of the existing structure,
    - The structural capacity of the existing building must be appropriate to its new use, and
    - The existing building must be structurally adequate to accommodate the new works.
    - Consideration may be given to compliance with AS 3826-1998 - Strengthening existing buildings for earthquake for any required remedial works to the existing building where appropriate.

Notwithstanding any of the above, all new works must comply.

4.2 Matters Recommended for Upgrade – Main Building

Sprinklers / Hydrant System: The following is noted:

+ We understand there are issues currently being explored in relation to hydrant / sprinkler system demand with respect to the pressures and flows achieved by the system. Our expectation is that the operational performance of the system must comply with the new standards for the areas of new works (being AS 2118.1 - 2017 (A2) and AS 2419.1 - 2021).

+ There is an existing fire engineered Performance Solution which allows for standard sprinkler heads to be provided to patient care areas in lieu of residential heads. Our expectation is that any areas of new works will have residential heads as per BCA E2D11.

Fire Stair Pressurisation:

+ There is an existing Fire Engineering Report which omits the provision of stair pressurisation from the 4x fire-isolated stairs serving the building. Whilst we don't necessarily need to revisit existing situations where this occurs, we need to consider it in the context of where we are carrying out new works. The following is noted:

    - Western Fire Stair: Whilst new works are being carried out adjacent / with reliance on this fire stair, we note that it internally connects to a maximum of two storeys (Level 02 Internal, Level 03 Internal, Level 04 External). Noting the DtS trigger for stair pressurisation to fire-isolated exits in a Class 9a is having a rise in storeys of 2 or more, we have no objections to relying on the existing fire engineered performance solution for this stair and not recommending upgrade via providing stair pressurisation.

    - Northern Fire Stair: As there are no new works proposed directly to or adjacent to this stair, based on the level of works we have no objections to relying on the existing fire engineered performance solution for this stair and would not recommend upgrade. Note that the new works would need to be 2-hour fire / smoke separated from this stair to avoid upgrade.

    - Eastern Fire Stair: Due to the extent of new works proposed, we recommend upgrade to this fire stair via the provision of a stair pressurisation system.

Existing Fire Stairs:

+ Contrast nosings strips in compliance with Cl. 11.1 of AS 1428.1 - 2009 are recommended to be upgraded throughout all existing fire isolated stairways.

Existing Fire / Smoke Compartmentation: The following is noted:

+ Any existing deficiencies in fire / smoke compartmentation will require upgrade as relevant to the extent of new works. Where new works is undertaken in an existing fire / smoke compartment, those walls will need to be upgraded with respect to fire / smoke stopping of service penetrations, and any deficiencies in continuity of the walls above the ceiling line.

Fire Hose Reels: Fire hose reel coverage must be achieved to any and all areas of new works regardless of level of refurbishment in accordance with BCA E1D3 / AS 2441 - 2005.

Notwithstanding the above, all new works must comply. Any proposal to deviate from BCA DtS needs to be advised to BM+G so that we can review within the context of the new works. Any deficiencies with matters

outside of BCA fire / life safety / DDA such as electrical systems, potable water systems, mechanical systems, VT, etc., needs to be advised by the relevant consultant based on their own professional judgement.

4.3 Matters Recommended for Upgrade – Daffodil Cottage:

There were no matters identified within Daffofil Cottage that would warrant an upgrade from a fire and life safety perspective based on the site audit undertaken.

4.4 Refurbishment Scope – Accessibility Upgrade Requirements

BCA Part D3	New and altered parts of the existing building will be required to comply with Part D3 of the BCA and AS 1428.1-2009 throughout.
Access to Premises Standard 2010	The existing parts of the hospital will be assessed against the 'affected part' provisions of the Access to Premises Standard 2010 – Affected Part is an assessment of existing accessibility provisions from the point of principal entrance of the existing hospital to the location of the new works. This may require an upgrade of the 'affected part', being: + The principal pedestrian entry (i.e. entry door and ramp), and + The pathway / corridor / lift / ramp which form an accessible path of travel to any area of new work (note: only one accessible path of travel is required to any new part under this requirement). Notwithstanding any of the above, all new works must comply.

Affected Part Upgrade - Main Building:

As part of the works to the main building, the principal pedestrian entry is set to move from the south western elevation to the north-eastern elevation. As the principal pedestrian entrance will therefore comprise new works, compliance with the Access to Premises Standard will be achieved.

Corridors and doorways are generally wide, providing a clear accessway to areas of new works.

Affected Part Upgrade – Daffodil Cottage:

It is noted that the building was constructed approximately 10 years ago, meaning that compliance with contemporary accessibility requirements would have been required. Based on site inspection, the current principal pedestrian entry appears to comply with AS 1428.1 – 2009 and as such, no upgrade to this entry is required.

The floor plate is generally open which provides a clear accessway from the main entry to areas of new works.

Additional Recommended Upgrade:

The following additional upgrades are recommended to the circulation stair within the after-hours entry (main entry of the existing building):

+ Upgrade of the nosing strips in compliance with Cl. 11.1 of AS 1428.1 – 2009.
+ Upgrade of TGSIs provided to the stair to achieve the contrast requirements under AS 1428.4.1 – 2009.

- Provision of 2x handrails (one handrail each side) noting the stair currently has a single handrail, in compliance with the requirements of Section 12 of AS 1428.1 – 2009.