



4 May 2022

Newcastle Jockey Club
C/- Avid Project Management

Attention: David Read
Email: david.read@avidpm.com.au

Dear Sir,

**RE: NEWCASTLE RACECOURSE – NEW STABLES COMPLEX
CORNER CHATHAM & DARLING STREETS, BROADMEADOW
BCA COMPLIANCE CAPABILITY STATEMENT**

We have performed an assessment of the referenced architectural documentation (Refer Appendix B) with respect to the Building Code of Australia 2019-A1.

In our opinion, the design is at a point where the relevant fundamental BCA provisions for the proposed buildings have been addressed and the proposal is capable of complying with the BCA. The finer details with respect to BCA 2019-A1 compliance can be finalised prior to the issue of a Construction Certificate.

We also advise that the impact on BCA compliance by the proposed development on existing buildings in the vicinity of the proposal is minimal, and any impact on relevant aspects of the BCA, such as access and egress or hydrant coverage, will be readily addressable as part of the final construction certificate design.

If you have any queries regarding the above, please do not hesitate to contact the undersigned on 4966 1127 during business hours.

Yours faithfully,

Anthony Ridgway B.BCM, BDC0344 – building surveyor unrestricted
Director
NewCert Pty Ltd

ATTACHMENTS:

- Appendix A – BCA Characteristics
- Appendix B – Referenced Drawings

Appendix A – BCA Characteristics

A.1 Proposed Buildings

Table A.1a	Main Stables Building		
BCA Classification:	Stables, tie-up stalls, pool and walkers – class 8 Storage – class 7b (10% rule applied) Maintenance shed – class 5 & 8 Maintenance amenities – class 5 Trainer's facility – class 5 Ancillary areas including wash bays, sand roll – class 8		
Rise in Storeys:	2		
Floor Area:	Ground floor – 12,920m ² First floor – 12,920m ² Total – 25,840m²		
Fire Compartments Floor Area and Volume:	Ground floor	Floor area	Volume (approx.)
	Tie-up stalls	1,320m ²	5,700m ³
	Walker G1, C1	1,150m ²	5,000m ³
	Block B	1,320m ²	5,700m ³
	Block C	1,320m ²	5,700m ³
	Block D	1,320m ²	5,700m ³
	Walker E1, F1	1,310m ²	5,600m ³
	Block E	1,320m ²	5,700m ³
	Block F	1,320m ²	5,700m ³
	Block G	1,320m ²	5,700m ³
	Maintenance Shed, Walker G2	1,110m ²	4,800m ³
	Store	110m ²	470m ³
	First floor	Floor area	Volume (approx.)
	Block A	1,320m ²	5,700m ³
	Walker B2, A2	1,150m ²	5,000m ³
	Block B	1,320m ²	5,700m ³
	Block C	1,320m ²	5,700m ³

Table A.1a	Main Stables Building		
	First floor (cont.)	Floor area	Volume (approx.)
	Block D	1,320m ²	5,700m ³
	Walker D2, C2	1,310m ²	5,600m ³
	Block E	1,320m ²	5,700m ³
	Block F	1,320m ²	5,700m ³
	Block G	1,320m ²	5,700m ³
	Walker F2, E2, amenities	1,110m ²	4,800m ³
	Trainer's facilities	110m ²	470m ³
Type of Construction:	Type C <i>due to rise in storeys and fire compartment size</i>		
Effective height:	11.50 – 7.00 = 4.50m		
Climate zone:	5		
Conditioned spaces:	TBC		

Table A.1b	Walker B1
BCA Classification:	Class 10a

Table A.1c	Goods storage shed
BCA Classification:	Class 7b
Rise in Storeys:	1
Floor Area:	572m ²
Volume (approx.):	2,600m ³
Type of Construction:	Type C
Climate zone:	5
Conditioned spaces:	N/A

Table A.1d	Office and equipment shed
BCA Classification:	Class 5 & 7b
Rise in Storeys:	1
Floor Area:	355m ²
Volume (approx.):	1,600m ³
Type of Construction:	Type C
Climate zone:	5
Conditioned spaces:	office part

Table A.1e	Ticket sales and entry gates
BCA Classification:	Class 6
Rise in Storeys:	1
Floor Area:	53m ²
Type of Construction:	Type C
Climate zone:	5
Conditioned spaces:	TBC

A.2 Existing Buildings immediately adjacent to Proposed Buildings

Table A.2a	Pavilion
BCA Classification:	Class 9b
Rise in Storeys:	1
Floor Area:	Not more than 500m ²
Type of Construction:	Type C

Table A.2b	Tower
BCA Classification:	Class 10a

Appendix B – Referenced Drawings

Architectural drawings prepared by EJE Architecture as follows:

Project No: 11553

Drawing No.	Revision	Drawing No.	Revision
A00	D	A19	D
A01	D	A20	D
A02	D	A21	D
A03	D	A21a	D
A04	D	A22	D
A04a	D	A23	D
A05	D	A24	D
A06	D	A25	D
A07	D	A26	D
A08	D	A27	D
A09	D	A28	D
A10	D	A28a	D
A10a	D	A32	D
A11	D	--	--