

SSD Capability Statement

Hunter Indoor Sports Centre
2 Monash Road and 24 Wallarah Road,
New Lambton NSW

Prepared for:
Basketball Association of Newcastle
Limited C/O – EJE Architecture

Revision 5
04 June 2025
Reference: N230096



bmplusg.com.au

+ Contents

SSD Capability Statement	2
1.0 Proposed Development	4
1.1 Capability Statement Objectives	5
1.2 Referenced Documentation	5
1.3 Building Classification.....	6
1.4 Fire Compartment Floor Area Limitations	8
1.5 Distance To Fire Source Features	8
2.0 BCA Assessment – Key Issues	10
2.1 BCA Matters Requiring Information to Be Provided and /or Plan Amendments	10
2.2 Fire Safety Engineered Alternative Solutions	15
2.3 Disability (Access to Premises-Buildings) Standards 2010	15
3.0 Fire Safety Schedule	16
4.0 Conclusion	18

SSD Capability Statement

+ To	Basketball Association of Newcastle Limited C/O – EJE Architecture
+ Attention	Phillip Hendrie
+ Email	phendrie@eje.com.au
+ From	Jake Hofner
+ Subject	Hunter Indoor Sports Centre
+ Project No.	N230096
+ Date	04 June 2025
+ Revision	5

BM+G Pty Ltd have been commissioned by Basketball Association of Newcastle Limited (BANL) to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD- 65595459) for the proposed Hunter Indoor Sport Centre with courts, indoor stadium, amenities and associated civil and landscaping works, at 2 Monash Road and 24 Wallarah Road, New Lambton, against the relevant provisions of the Building Code of Australia 2022.

The Amendment Report seeks changes to the original development proposal SSD-65595459. The key project amendments include moving the building footprint and carpark west, adding turfed open space near Turton Road, and shifting the access driveway south. The realigned pedestrian promenade within the carpark includes a bridge over the open space.

The height at the south-eastern corner of the building will be increased to provide flexibility to use the upper level of the building for gymnastics and other activities, there are also minor internal reconfigurations to fit the revised footprint.

Within the public domain works include widening the Turton Road footpath, adding pedestrian safety fencing, and retaining the existing cycle/pathway on the south eastern corner of the site. The landscaping and public domain changes mean that four trees on the Turton Road frontage (previously proposed to be removed) can now be retained.

On the southern edge of the site, landscaping elements have been removed. Space is provided for the future expansion of pedestrian / cycleway route along this corridor (works to be delivered by others). The active recreation area, including a half basketball court, has been deleted from the proposal. Development consent is sought for the entire proposal, with the flexibility to deliver the project in two construction and operational stages.

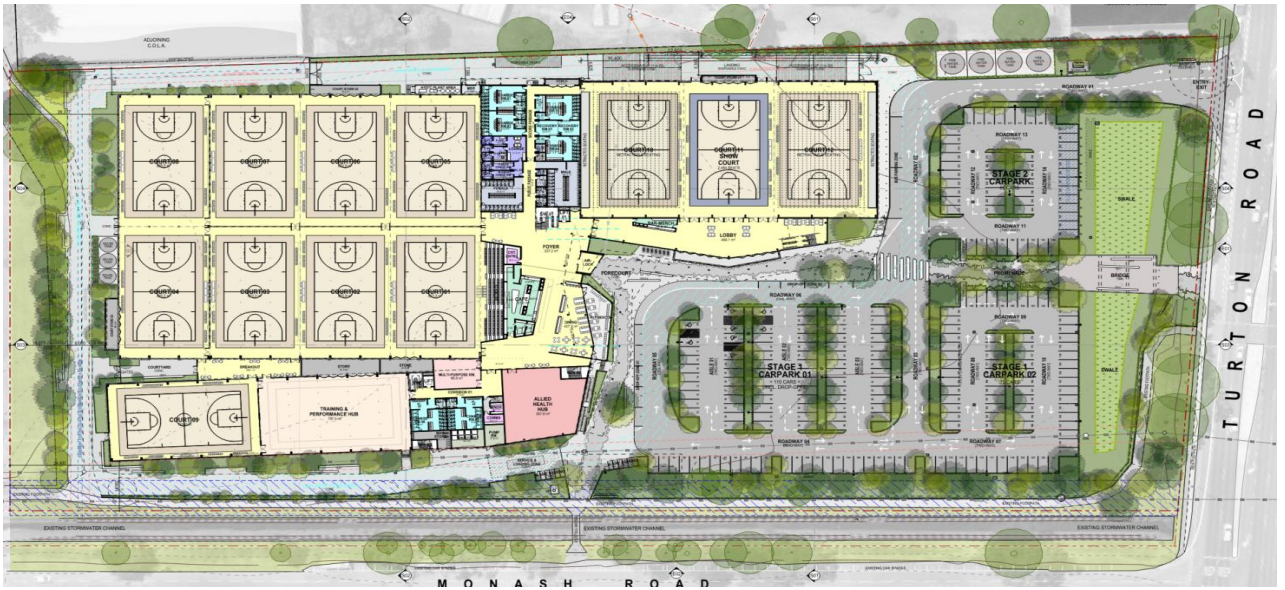


Figure 1: Proposed Hunter Indoor Sports Centre

1.0 Proposed Development

BM+G Pty Ltd have been commissioned by the Basketball Association of Newcastle Limited C/O – EJE Architecture to undertake a Building Code of Australia (BCA) assessment of the SSD stage for the Hunter Indoor Sports Centre located at Turton Road, Lambton NSW against the relevant provisions of the Building Code of Australia 2022.

The proposed development consists of the construction of a basketball complex configured as eight (8) courts with amenities, administration spaces and retail tenancy, mezzanine level function rooms, administration space and training areas and an additional three (3) courts including show court with retractable grandstand seating and high-performance training facilities (teaching space and gym). Additionally, external works include the provisions for carparking, site remediation and landscaping and associated signage.



Figure 2: Site Plan

1.1 Capability Statement Objectives

The objectives of this statement are to:

- + Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
- + Confirm that the proposed new building works can readily achieve compliance with the BCA requirements pursuant to Section 19 of the Environmental Planning and Assessment (Development Certification and Fire Safety) 2021.
- + 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.
- + Address the requirements of the SEARs issued by The Department of Planning, Housing and Infrastructure dated 22/01/2024 as outlined below

Project SSD- 65595459	Report Section
<i>Plans and Documents</i> <ul style="list-style-type: none"> - Building Code of Australia Report - Access Report, addressing the Disability (Access to Premises –Buildings) Standard 2010 	1, 2, 3

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development, rather to confirm that the works are capable of achieving compliance. The development will be subject further assessment following receipt of more detailed documentation at the relevant Construction Certificate stage.

1.2 Referenced Documentation

This report has been prepared based on a review of the preliminary DA architectural plans prepared by EJE Architects:

+ Drawing No.	+ Revision	+ Date
DA-A41	B	22.05.2025
DA-A42	B	22.05.2025
DA-A43	B	22.05.2025
DA-A44	B	22.05.2025
DA-A45	B	22.05.2025
DA-A46	B	22.05.2025
DA-A64	B	22.05.2025
DA-A65	B	22.05.2025
DA-A66	B	22.05.2025
14683-DA-A47	B	30.05.2025
14683-DA-A48	B	30.05.2025
14683-DA-A67	B	30.05.2025
14683-DA-A67	B	30.05.2025

1.3 Building Classification

The new building works have been classified as follows:

Stage 1

+ BCA Classification	Class 6 (Café/Bar Merch and Dining) Class 9b (Assembly various) (Entertainment Venue) <i>Note: Storage spaces are to comprise less than 10% of the storey contained otherwise be separately classified.</i>
+ Rise in Storeys	Two (2)
+ Storeys Contained	Two (2)
+ Type of Construction	TYPE B Construction ⁽¹⁾
+ Importance Level (Structural)	IL3
+ Sprinkler Protected Throughout	TBC ⁽²⁾
+ Effective Height	< 12m (4m) ⁽³⁾
+ Floor Area	Approx. 9, 000m ²
+ Max. Fire Compartment Size	TBC
+ Climate Zone	Zone 5

(1) The building will be designed as a Large Isolated Building and or be broken up into maximum fire compartment sizes in accordance with C3D3 of the BCA.

(2) Sprinkler system in accordance with Specification 17 would be required if the building was to be considered a Large Isolated Building.



Figure 3

Stage 2

+ BCA Classification	Class 5 (Consultation) Class 6 (Café/Bar Merch and Dining) Class 9b (Assembly various) (Entertainment Venue) <i>Note: Storage spaces are to comprise less than 10% of the storey contained otherwise be separately classified.</i>
+ Rise in Storeys	Two (2)
+ Storeys Contained	Two (2)
+ Type of Construction	TYPE B Construction ⁽¹⁾
+ Importance Level (Structural)	IL3
+ Sprinkler Protected Throughout	TBC ⁽²⁾
+ Effective Height	< 12m (4m) ⁽³⁾
+ Floor Area	Approx. 17, 366.9m ²
+ Max. Fire Compartment Size	13, 599.7m ² 103, 014.65m ³
+ Climate Zone	Zone 5

(1) The building is of TYPE B construction on the basis that it is being constructed as a Large Isolated Building.

(2) Sprinkler system in accordance with Specification 17 is required where the building was to be considered a Large Isolated Building.



Figure 4

1.4 Fire Compartment Floor Area Limitations

Maximum size of fire compartment / atria is:

Classification		Type A	Type B	Type C
6, 7, 8 or 9a	Max. floor area	5,000m ²	3,500m ²	2,000m ²
	Max. volume	30,000m ³	21,000m ³	21,000m ³
5, 9b or 9c	Max. floor area	8,000m ²	5,500m ²	3,000m ²
	Max. volume	48,000m ³	33,000m ³	18,000m ³

Table 1: C3D3 Maximum size of fire compartment / atria

The maximum size of a fire compartment may exceed those listed in Table 2 value under the following conditions:

Classification	Size	Requirement
5, 6, 7, 8 or 9	Less than 18,000m ² and 108,000m ³	<ul style="list-style-type: none"> + protected throughout with a sprinkler system complying with Specification 17; and + provided with a perimeter vehicular access complying with C3D5(2)
5, 6, 7, 8 or 9	Greater than 18,000m ² and 108,000m ³	<ul style="list-style-type: none"> + protected throughout with a sprinkler system complying with Specification 17; and + provided with a perimeter vehicular access complying with C3D5(2)

Table 2: C3D4 Large Isolated Building Requirements

1.5 Distance To Fire Source Features

Based upon a review of the plans, it is noted that each elevation of the building is located within the following distances from fire source features on the site.

Stage 1

Elevation	Fire Source Feature	Distance
North	Side Boundary	>6m <18m
East	Far side of a road	>18m
West	Rear Boundary	>18m
South	Side Boundary	>18m

Table 2: Subject Building Fire Source Features

Stage 2

Elevation	Fire Source Feature	Distance
North	Side Boundary	>6m <18m
East	Far side of a road	>18m
West	Rear Boundary	>18m
South	Side Boundary	>18m

Table 3: Subject Building Fire Source Features

Note: Fire Source Feature (FSF) - The far boundary of a road adjoining 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.

The above distances to Fire Source Features has been prepared on the basis that the existing allotments are going to be subject to consolidation as shown on the proposed site plan.



Figure 5

2.0 BCA Assessment – Key Issues

We note the following BCA compliance matters with relation to proposed building works are capable of complying with the BCA. Please note that this is not a full list of BCA clauses, they are the key requirements that relate to the proposed work and the below should be read in conjunction with the BCA.

2.1 BCA Matters Requiring Information to Be Provided and /or Plan Amendments

<p>C2D2</p>	<p><u><i>Type of Construction Required</i></u></p> <p>All new works to be designed to comply with the requirements of Specification 5 of the BCA respectively for each stage proposed. The proposed building is located less than 18m from the adjoining fire source feature to the northern elevation. In this regard, fire rating to the building structure will need to be coordinated into the design in this regard.</p> <p>Design certification to be provide along with the application for Construction Certificate.</p> <p>We understand that the site will be subject to a lot consolidation, removing the allotments which are located over the proposed subject building as shown on the site plan showing both the stage 1 and stage 2 works.</p>
<p>C2D10/C2D14</p>	<p><u><i>Non-Combustibility external wall construction & Ancillary Elements</i></u></p> <p>External wall schedule and relevant test reports/certificates demonstrating compliance with this clause in terms of non-combustibility will to be provided along with the application for Construction Certificate.</p> <p>Final finishes and external wall makeup will be monitored for compliance throughout the design development; therefore, compliance is readily achieved.</p>
<p>C3D3</p>	<p><u><i>Max fire compartment sizes</i></u></p> <p>Building is to be constructed as a Large Isolated Building and will be subject to the limitations for a Large Isolated Building under C3D4 of the BCA. Refer comments below with respect of the proposed perimeter road.</p> <p>Compliance readily achieved, total floor area and volume of proposed fire compartments will be documented on architectural documentation to be provided with the application for Construction Certificate.</p>
<p>C3D4/C3D5</p>	<p><u><i>Requirements for open space and vehicular access</i></u></p> <p>Perimeter vehicular access to be incorporated into the design details demonstrating compliance to be provided along with the application for Construction Certificate.</p> <p>Indicative location shown on site plan demonstrates that a compliance is readily achieved via a mixture of DTS and Performance Based strategy. The stage 1 works will need to incorporate a perimeter road albeit temporary or permanent in accordance with the requirements of this clause in order to be considered a Large Isolated building. This proposed perimeter road will need to be documented in the SSD documentation unless otherwise to be rationalised under the Fire Engineering Strategy.</p>



Figure 6

The design is to ensure that adequate pedestrian access from the vehicular access to the building is provided and the design of the accessway is suitable for an appropriate FRNSW appliance in accordance with the FRNSW guidelines.

C3D8

Separation by Fire Walls

Proposed compartment walls where proposed will need to comply with the requirements of this clause.

Final wall locations extent of separation and systems used will be documented and reviewed during the design development phase in accordance with the requirements of the BCA.

C3D9/C3D10

Separation of Classifications

Fire separation is not proposed around the various classifications within the building therefore the higher FRL will apply throughout the building for the relevant classification concerned (Class 6).

Compliance readily achieved, subject to further coordination with the design team during the design development phase

C3D13/C3D14

Separation of Equipment and Services

Services consultant to review and confirm requirements for Architect with respect of rooms and equipment requiring separation under this clause for inclusion into the construction documentation.

Final details to be coordinated on the architectural documentation to be submitted along with the Construction Certificate application

C4D4/C4D5

Separation of External Walls and Associated Openings in Different Fire Compartments

Exposure between different fire compartments where occurring in the design as a result of the placement of fire walls will be addressed through a mixture of DTS and Performance Based strategy including tow way protection in one of the two opposing walls as applicable.

Subject to refinement as part of the design development

D2D5/D2D6

Travel Distances

Compliance readily achieved, it is noted that the egress strategy for the building will comprise a mixture of DTS and Performance Based solutions.

The development of the Performance based distances will be refined as part of the design development.

D2D15

Discharge from Exits

Bollards or other suitable barriers will be provided to egress doors opening into driveways and carpark areas and the like which could potentially be obstructed by vehicles to be included during design development phases. The placement of bollards/barriers and the like are not to encroach on the required width of perimeter vehicular accessways and the like.

	<p>More than half of the required exits from the stage 2 Entertainment Venue discharge via the main entrance or area directly adjacent to the main entrance, this will need to be addressed under the Fire Engineering Strategy.</p> <p>Gradients of all walkways and the like forming part of the path of travel to the adjoining road will need to be documented and coordinated during the design development. This includes showing the paths proposed for stage 1 when the stage 2 works are yet to be complete.</p> <p>Where the exits from the building discharge to open space then necessitate path of travel back via covered areas such as linkways and the like this will need to be addressed under the Fire Engineering Strategy. Details to be included in the documentation to be submitted for Construction Certificate.</p>
<p>D3D9/ D3D14/ D3D15/ D3D17/ D3D22</p>	<p><u>Stair Construction, Balustrades & Handrails</u></p> <p>Indicative locations shown in the design documentation with respect of proposed Balustrade, Stairway and handrails. As part of the design development details are to be developed and submitted for review.</p> <p>Having regards to the current design we note that compliance readily achieved. This is to be monitored for compliance with the design team during the design finalisation.</p> <p>Fire rating to any enclosures below required egress stairways will need to be documented in the architectural design and submitted along with the application for Construction Certificate.</p>
<p>D2D7/ D2D8/ D2D9/ D2D10/ D2D11/ D3D24/ D3D25/ D3D26</p>	<p><u>Dimensions of Paths of Travel to an exit /Door construction including type latching, swing</u></p> <p>Compliance is readily achieved having regards to the minimum unobstructed width and height of paths of travel to exits which is to be refined during the Design Development.</p> <p>Aggregate egress width requirements and additional egress provisions relating to the proposed Entertainment Venue use will be monitored for compliance during the development of the design to ensure compliance with the BCA according to the proposed population however based on the number of exits proposed compliance is readily achieved in the current design.</p> <p>Required aggregate egress widths from the Entertainment Venue parts are to increase based on the number of egress paths merge, the required combined egress width is to be maintained to the adjoining public road. Where the aggregate egress width reduces at the entry to the site (driveway promenade) this is to be addressed under the Fire Engineered Strategy.</p> <p>Door schedule will need to be developed and provided to BM+G for review and comment. The building will comprise an Entertainment Venue for the purpose of the BCA compliance strategy as such the NSW variation requirements with respect of the door sets throughout the project will have additional requirements which will be incorporated as part of the design development this includes provision of adequate egress width of proposed door leaf's, direction of swing of doors, push type hardware and the like.</p>
<p>Part D4 & AS1428.1-2009</p>	<p><u>Access for People with a Disability</u></p> <p>The proposed works will be subject to compliance with the requirements of Part D4 of the BCA and AS 1428.1-2009, including provisions for accessible carparking, sanitary compartments, lift access, wheelchair seating spaces, hearing augmentation and the like all of which needs to be designed to accommodate both the Stage 1 and Stage 2 works.</p> <p>The provision of wheelchair spaces within the show court where having a capacity of more than 800 persons will need to represent a range of the seating provided. Design of the proposed retractable seating will be further developed to confirm compliance in this regard.</p> <p>Each of the proposed stages, based on the current SSD design are capable of addressing the relevant requirements of Par D4 and AS1428.1-2009 in isolation. Although further design development is required compliance is readily achieved in the current design with the documentation to be monitored for compliance in this regard.</p>
<p>E1D2 & E1D3</p>	<p><u>Fire Hydrant and Fire Hose Reel</u></p> <p>Details demonstrating compliance with respect of outlet locations will need to be provided along with the application for construction certificate. Further coordination is required to ensure no encroachments on the required egress width and the like.</p> <p>As the building is proposed as a large isolated building and has an effective height of not more than 25m, a ring main is required to supply the hydrants of the building in accordance with Cl 8.6 AS 2419.1-2021.</p> <p>Design of the civil/external works will need to progress with the works addressing any requirements of the relevant authorities such as FRNSW which is to be addressed by the</p>

	<p>projects Civil engineer. Any non-compliance associated with the location of the Booster connection location will be addressed under the Fire Engineering Strategy in this regard.</p>
E1D4	<p><u>Sprinkler System</u></p> <p>Due to the building being proposed as a Large isolated Building, it will need to be sprinkler protected throughout the building with a sprinkler system complying with Specification 17 of the BCA.</p> <p>The location of infrastructure associated with the sprinkler system is to be shown on the architectural documentation and needs to be coordinated with the application for Construction Certificate.</p> <p>Design of the civil/external works will need to progress with the works addressing any requirements of the relevant authorities such as FRNSW which is to be addressed by the projects Civil engineer. Any non-compliance associated with the location of the Booster connection location will be addressed under the Fire Engineering Strategy in this regard.</p>
E1D15	<p><u>Fire Control Centre</u></p> <p>A Fire Control Centre is required where the building exceeds 18,000m². Based on current compartmentalisation plans the building is less than 18,000m² and therefore a fire control centre is not required. Dry fire consultant is to coordinate the location of required fire panels and the like with the project architect.</p>
E2D4/E2D9/ E2D11/ E2D12/ E2D13	<p><u>Smoke Hazard Mgmt. & Detection & EWIS</u></p> <p>Design certification and documentation to be provided by the projects dry fire consultant along with the application for Construction Certificate for any proposed fire services to satisfy the requirements of this clause including any smoke management systems such as smoke exhaust and the like. Dry fire consultant to ensure sufficient allowance is made with regards to provision of fire panels.</p> <p>The proposed measures must also accommodate for any uses proposed other than the primary function as a sporting venue.</p> <p>Services consultants to advise of any matters to be addressed by way of a Fire Engineered Strategy relating to the services design.</p>
Part E3	<p><u>Lifts</u></p> <p>Compliance readily achieved, architect to coordinate with lift consultant to ensure compliance in the design certification will need to be provided along with the application for Construction Certificate.</p>
E4D2 – E4D8	<p><u>Emergency Lighting and Exit Signs</u></p> <p>Compliance will be required having regards to the new works. Design certification to be provided along with the application for Construction Certificate.</p> <p>Any external egress paths to a road where the exit does not open directly onto a road is required to be provided with exit/directional signage is required to be installed under the NSW variations. Electrical consultant to review and ensure compliance in this regard noting the extent of external egress paths proposed associated with the Entertainment Venue.</p>
E4D9	<p><u>Emergency Warning and Intercom System</u></p> <p>Compliance is readily achieved, design documentation and supporting certification is to be provided along with the application for Construction Certificate.</p> <p>The fire engineering strategy is to identify additional requirements with respect of the EWIS system in terms of delay/evacuation which will need to be incorporated in the design.</p>
Part F3	<p><u>Weatherproofing</u></p> <p>Compliance readily achieved, details demonstrating compliance to be included in the design and provided for review and comment as part of the design development.</p> <p>Where a wall cladding not identified under F3D5 is proposed, a Performance Solution is required to be obtained in relation to the departures from F3D5 with respect to wall cladding systems.</p> <p>Compliance will be monitored during the development of the design in this regard.</p>
F4D4	<p><u>Sanitary Facilities</u></p>

Sanitary facilities will be documented in accordance with the requirements of the BCA according to the proposed use and population demand of the proposed building. The currently allowance of facilities for each stage has been prepared based off the greatest demand proposed for each of the varying uses. Compliance to be monitored as part of the design development.

Compliance readily achieved based on the population number provided by the project team to date.

Part I4

Entertainment Venues Other than Temporary Structures

The proposed building will comprise an Entertainment Venue for the purpose of this Part.

Further design development required to demonstrate compliance with the requirements of the BCA however it is noted that compliance is readily achieved based on the current design.

Section J

Energy Efficiency

Independent Section J/J1V3 consultant to be engaged to provide advice with respect of compliance. Where a J1V3 approach is proposed a copy of the report is to be provided to BM+G for review and comment.

2.2 Fire Safety Engineered Alternative Solutions

C4D4 & C4D5	<p><u>Separation of External Walls and Associated Openings in Different Fire Compartments</u></p> <p>Exposure between separate fire compartments will be addressed through a mixture of DTS and Performance based strategies.</p>
C2D14	<p><u>Ancillary elements</u></p> <p>To permit non-required combustible signage as an attachment to the external wall.</p>
C3D5	<p><u>Perimeter Vehicular Access</u></p> <p>To address the proposed lockable gates, services infrastructure and OSD being located within the perimeter vehicular access</p>
D2D5 & D2D6	<p><u>Exit Travel Distances/Distances between Exits</u></p> <p>Extended travel distances within the building will be addressed by way of a Fire Engineered Strategy.</p>
D2D15	<p><u>Discharge from exits</u></p> <p>Path of travel from the required exits via open space necessitating egress back under covered area in order to reach the public road</p> <p>Number of exits being greater than 50% of those required discharging via the main entrance from the stage 2 show court</p>
E1D2/E1D4	<p><u>Fire Hydrant/Sprinkler Systems</u></p> <p>Location of Fire Booster</p>

2.3 Disability (Access to Premises-Buildings) Standards 2010

The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D4 & AS 1428.1-2009).

With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with:

- + BCA clauses D4D2 to D2D13;
- + BCA clause E3D7;
- + BCA clauses F4D3 and F4D5.

Having regards to the proposed works we note that the proposed works will achieve compliance with the above mentioned requirements through a mixture of DTS and Performance Based strategies. In this regard, we note that compliance is readily achieved based on the documentation to date in this regard through further design development post DA phase.

3.0 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.

+ Statutory Fire Safety Measure	+ Design/Installation Standard
Alarm Signalling Equipment	AS 1670.3 – 2018
Automatic Fail Safe Devices	BCA Clause D3D26
Automatic Fire Detection & Alarm System	BCA Specification 20 AS 1670.1 – 2018
Automatic Fire Suppression Systems	BCA Specification 17 AS 2118.1 – 2017 or AS 2118.4, 6 –2012
Emergency Lighting	BCA Clause E4D4 & AS 2293.1 – 2018
Emergency Evacuation Plan	AS 3745-2010 Schedule 3A of the EP&A Regulation 2000 (EV's)
Exit Signs	BCA Clauses E4D5, E4D6 & E4D8 AS 2293.1 – 2018
Fire Blankets	BCA Clause E1D14 AS 3504 – 2006 & AS 2444 – 2001
Fire Dampers	BCA Clause C4D15 & Specification 11 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 Manufacturer's specifications
Fire Doors	BCA Clauses C3D13, C3D14, C4D3, C4D5 & C4D9 AS 1905.1 – 2015 Manufacturer's specifications
Fire Hose Reels	BCA Clause E1D3 AS 2441 – 2005
Fire Hydrant Systems	Clause E1D2 AS 2419.1 – 2005
Fire Seals	BCA Clause C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2005 Manufacturers' specifications
Lightweight Construction	BCA Clause C2D9 AS 1530.4 – 2014 Manufacturer's specifications
Mechanical Air Handling Systems (Autoshutdown)	BCA Clause E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
Paths of Travel	EP&A (DC&FS) Reg. 2021 Clause 109
Portable Fire Extinguishers	BCA Clause E1D14 AS 2444 – 2001
Perimeter vehicular access	BCA clause C3D5
Required Exit Doors (power operated)	BCA Clause D3D24

Smoke Hazard Management Systems (Smoke Exhaust)	BCA Part E2 AS/NZS 1668.1 – 2015
Emergency Warning and Intercom System (EWIS)	BCA Clause E4D9, S31C19 AS 1670.4 – 2018
Stand-by Power Systems	BCA Clauses E1D2, E3D5, E4D2 & E4D5 AS 3000 – 2018
Wall-Wetting Sprinklers	BCA Clause C4D5 AS 2118.2 – 2010
Warning & Operational Signs	EP&A (DC&FS) Reg. 2021 Clause 108 BCA Clause C4D7, D3D28, D4D7, E3D4 & NSW I4D14 AS 1905.1 – 2015
Fire engineered Alternative Solutions relating to: + +	BCA Performance Requirements ... Fire Safety Engineering Report prepared by Report No. Revision dated

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

4.0 Conclusion

This report confirms that BM+G have undertaken a review of the architectural plans for the SSD stage of the development of Hunter Indoor Sports Centre against the deemed-to-satisfy provisions of the Building Code of Australia 2022.

It is our experience that such compliance matters raised in this report are not uncommon for a development of this nature and that they can be readily addressed at the Construction 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 Construction Certificate without giving rise to significant changes to the proposal as submitted for Development application.

Arising from our review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA through a mixture of both Deemed to Satisfy and Performance Based solutions for each of the respective stages.

Yours sincerely,



Jake Hofner
Associate Director
BM+G
Building Surveyor – Unrestricted (NSW)
Accredited Access Consultant (ACA)
BDC No.: 2309 AAC No.: 731



Beth Simmons
Assistant Building Surveyor
BM+G