

28 September 2011

The General Manager  
Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

Dear Sir / Madam

**Stage 2, Northern Stand at Sydney Cricket Ground  
Building Code of Australia Capability Statement – Rev B**

Our company has been appointed as the Building Regulations Consultants for the Stage 2 Northern Stand redevelopment at the Sydney Cricket Ground.

We have undertaken a preliminary assessment of the architectural drawings (A-2101, A-2103, A-2104, A-2105, A-2106, A-2107 (all Rev 03 dated 01.09.11) & indicative sections) issued by Cox Richardson and various supporting documentation against the deemed-to-satisfy (DTS) provisions of the Building Code of Australia (BCA).

**Building Description:**

The new Stage 2 Northern Stand will be connected with the adjacent Members Stand by a bridge. It will not abut the existing Dally Messenger Stand as this stand is to be demolished. The Grandstands on the southern side of the ground will form one (1) united building and must comply with the requirements of the BCA as a single building. The Members Stand will also form part of this united building as the new Stand will be connected to it. The Stage 2 Northern Stand including the Messenger Stand accommodates seating for approx. 13,360 persons over three (3) tier levels. It is also proposed to adjust the location of the scoreboard.

The following BCA Parameters will apply to the re-development of Hill Grandstand at the SCG. These include:

<b>Building Use:</b>	Sporting Venue
<b>Class of Occupancy:</b>	6, 8 and 9b
<b>Type of Construction:</b>	Type A
<b>Rise in Storeys:</b>	Five (5)
<b>Storeys Contained:</b>	Five (5)
<b>Floor Area</b>	Greater than 8,000m <sup>2</sup>
<b>Effective Height:</b>	Subject to further discussion

Level	Use	Classification
Ground Floor	Lobby, change rooms, kitchen, loading dock and maintenance workshop.	6, 8 & 9b
Level 1 (lower concourse)	Public / members seating area and food / bar service	9b
Level 2 (dining and function areas)	Members / trustees dining and seating area, suites, function areas and food service	9b
Level 3 (Upper concourse)	Members / media / public seating area and food / bar service	9b
Level 4 (Upper deck)	Members / public seating area	9b

**Building Code of Australia 2011 Compliance:**

The proposed re-development of the Stage 2 Northern Stand, Dally Messenger Stand and Scoreboard must comply with the relevant performance requirements of the BCA. Compliance can be achieved with the BCA by:

- (a) Complying with the Deemed-to-Satisfy (DTS) Provisions; or
- (b) Formulating an Alternative Solution which –
  - (i) complies with the performance requirements; or
  - (ii) is shown to be at least equivalent to the DTS provisions; or
- (c) A combination of the above.

I wish to advise our assessment has indicated compliance with the BCA will be achieved by a combination of compliance with the DTS provisions together with the documentation of alternative solutions in accordance with Clause A0.5 of the BCA, suitably prepared by an Accredited Fire Safety Engineer to achieve compliance with the performance standards of the BCA.

The issues raised in the DA letter issued by ARUP dated 26 August 2011 appear to be readily addressed in the design development but it is recommended the scope of the report be increased to address egress from the ground floor.

Utilising the performance requirements of the BCA, the re-development of the Stage 2 Northern Stand will be subject to a performance based analysis in respect to perimeter fire brigade access, protection of openings, egress travel distances, crowd safety and movement during evacuation phase, and smoke hazard management in consultation with Fire and Rescue NSW.

After a review of the architectural plans, it is considered that compliance can be readily achieved with the Building Code of Australia 2011.

In summary, I wish to confirm that matters pertaining to compliance with the Building Code of Australia 2011 (BCA) will be suitably addressed prior to the Certification of Crown Development under Section 109R of the Environmental and Planning and Assessment Act 1979.

Should you require further assistance or clarification please do not hesitate to contact the undersigned at your convenience.

Yours sincerely



**Robert Briant**

Associate

Accredited Certifier – Grade 1 (BPB)



**Charles Slack-Smith**

Technical Director

Accredited Certifier – Grade 1 (BPB)