

16 August 2021

Department of Planning Infrastructure & Environment  
C/- Venues NSW  
Suite 208 1M, Building 208,  
The Entertainment Quarter,  
122 Lang Road  
MOORE PARK NSW 2021

**RE: SSD 9835 SYDNEY FOOTBALL STADIUM REDEVELOPMENT -  
SECTION 4.55 MODIFICATION  
PRECINCT VILLAGE AND CAR PARK (MOD 7) BCA COMPLIANCE STATEMENT R2**

The Precinct Village and Car Park is proposed to be located on the land west of the SFS, currently approved under SSD 9835 as the MP1 Car Park. It will extend to Moore Park and Driver Avenue and will adjoin the existing UTS, Rugby Australia and NRL Central buildings, all of which are to be retained and do not form part of the project site.

This BCA compliance Statement has been prepared to support the Precinct Village and Car Park modification. This Statement specifically addresses the Secretary's Environmental Assessment Requirements (SEARs) issued in respect of SSD 9825 and as relevant to the Precinct Village and Car Park project.

## 1.0 BACKGROUND & PROPOSED DEVELOPMENT

### INTRODUCTION

On 6 December 2018, the then Minister for Planning approved a concept development application and concurrent early works package (SSD 9249) to facilitate redevelopment of the Sydney Football Stadium.

The concept approval established the maximum building envelope, design and operational parameters for a new stadium with up to 45,000 seats for patrons and allowing for 55,000 patrons in concert mode. The concurrent Stage 1 works, which were completed on 28 February 2020, facilitated the demolition of the former SFS and associated buildings.

Stage 2 of the Sydney Football Stadium (SFS) Redevelopment (SSD 9835) was approved by the Minister for Planning and Public Spaces on 6 December 2019. Stage 2 provides for:

- construction of the stadium, including:
  - 45,000 seats (additional 10,000 - person capacity in the playing field in concert mode) in four tiers including general admission areas, members seating and corporate / premium seating;
  - roof cover over all permanent seats and a rectangular playing pitch;
  - a mezzanine level with staff and operational areas;
  - internal pedestrian circulation zones, media facilities and other administration areas on the seating levels;
  - a basement level (at the level of the playing pitch) accommodating pedestrian and vehicular circulation zones, 50 car parking spaces, facilities for teams and officials, media and broadcasting areas, storage and internal loading areas;
  - food and drink kiosks, corporate and media facilities; and
  - four signage zones.
- construction and establishment of the public domain within the site, including:
  - hard and soft landscaping works;
  - publicly accessible event and operational areas;
  - public art; and
  - provision of pedestrian and cycling facilities.
- wayfinding signage and lighting design within the site;
- reinstatement of the existing Moore Park Carpark 1 (MP1) upon completion of construction works with 540 at-grade car parking spaces and vehicular connection to the new stadium basement level;



- operation and use of the new stadium and the public domain areas within the site for a range of sporting and entertainment events; and
- extension and augmentation of utilities and infrastructure.

SSD 9835 has been modified on five previous occasions:

- MOD 1 amended Conditions B14 and B15 to satisfy the regulatory requirements of the Contaminated Land Management Act 1997;
- MOD 2 approved the design, construction and operation of the Stadium Fitness Facilities;
- MOD 3 approved design refinements to the western mezzanine and introduced a new condition to facilitate approval of signage details within the approved signage zones;
- MOD 4 relocated the approved photovoltaic array from the SFS roof to the Level 5 plant room roofs and revised the approved sustainability strategy; and
- MOD 5 updated plan references and dates in the Instrument of Consent.

A sixth modification has also been made which seeks approval for the fit out and operation of the SFS' eastern mezzanine for the Sydney Roosters Centre of Excellence (MOD 6).

## PRECINCT VILLAGE AND CAR PARK

### Vision

Venues NSW (VNSW) is proposing to introduce a village community space, event plaza and multi-level car park to complement the SFS and adjoining Moore Park and Centennial Parklands. The proposed development will facilitate the permanent closure of the EP2 on-grass parking areas within Moore Park opposite the MP1 car park and enable its use for open space purposes consistent with the Moore Park Masterplan.

The vision for the Precinct Village and Car Park is set out below:

*The Precinct Village and Car Park provides a platform and canvas for an exceptional community asset and iconic design, that visually and physically connects to the adjacent Moore Park East and Kippax Lake. It provides patrons with quality café and dining experiences in an idyllic parkland setting and well-being play and relaxation nodes which engage with all ages. An event plaza, connected to the Stadium plaza provides a seamless opportunity for greater patron and community engagement through non-event and event day functions (Architectural Design Statement, Cox August 2021).*

### Development Description

The Precinct Village and Car Park has been designed to align with the conditions and commitment established within SSD 9835, particularly relating to delivering a LEED Gold rated sustainable precinct, and will include:

- Up to a maximum of 1,500 space multilevel carpark below ground level with the following access arrangements:
  - 1 x egress point onto Moore Park Road to be used on event days only;
  - 1 x two-lane access point from Driver Ave to be used on event and non-event days; and
  - dedicated area within the car park for operation/servicing vehicles.
- Reconfiguration of the currently approved drop off requirements for the elderly and mobility impaired.
- Free flow level pedestrian access to and from the SFS concourse from Driver Ave and Moore Park Road.
- Electric car charging provision.
- A versatile and community public domain, comprising:
  - provision for 4 x north-south orientated tennis courts on non-event days with the potential to become an event platform on event days;
  - children's playground;
  - 1,500m<sup>2</sup> café / retail / restaurants with associated amenities in a single storey pavilion (6 metre) low level;
  - customer service office and ticket window; and
  - vertical transport provisions.
- Utilities provision augmentation.



## Delivery

The Precinct Village and Car Park is proposed to be delivered in two stages:

- Stage 1, herein referred to as the East Car Park, consists of the area between the Rugby Australia and NRL Central buildings, immediately adjacent to the SFS concourse.
- Stage 2, herein referred to as the West Car Park, consists of the residual area immediately adjacent to the proposed East Car Park, bounded by Driver Ave and Moore Park Road.

The East Car Park is proposed to be delivered ahead of the opening of the SFS in 2022. The West Car Park is proposed to be delivered after the SFS opening, sometime in 2023.

## 2.0 COMPLIANCE STATEMENT OBJECTIVES

The objective of this Statement is to:

- a) Confirm that the SSD architectural documentation has been reviewed by an appropriately qualified and Registered Certifier.
- b) Confirm that the proposed new building works can readily achieve compliance with BCA 2019 Amendment 1.
- c) This BCA compliance statement has been prepared to support the Precinct Village and Car Park modification. This Statement specifically addresses the Secretary's Environmental Assessment Requirements (SEARs) issued in respect of SSD 9835 and as relevant to the Precinct Village and Car Park project.

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 following SSD approval.



### 3.0 REFERENCED DOCUMENTATION

This statement has been prepared based on a review of the preliminary architectural plans prepared by COX:

DRAWING No.	REV	DATE	DRAWING No.	REV	DATE
SFS-COX-01-DR-A13-B1.01	B	-	SFS-COX-01-DR-A30-EW.02	B	-
SFS-COX-01-DR-A13-L0.02	C	-	SFS-COX-01-DR-A30-NS.03	B	-
SFS-COX-01-DR-A13-L0M.01	C	-	SFS-COX-01-DR-A40-00.02	B	-
SFS-COX-01-DR-A13-L1.03	E	-	SFS-COX-01-DR-A40-00.03	B	-

### 4.0 BUILDING CLASSIFICATION

The new building works have been classified as follows:

<b>BCA CLASSIFICATION:</b>	Class 7a (carpark) Class 7b (loading zone) Class 8 (OB Compound) Class 6 (cafes and restaurants) Class 9b (tennis centre)
<b>RISE IN STOREYS:</b>	# (5 – however to be confirmed with design development)
<b>STOREYS CONTAINED:</b>	# (7 – however to be confirmed with design development)
<b>TYPE OF CONSTRUCTION:</b>	Type A Construction
<b>IMPORTANCE LEVEL (STRUCTURAL):</b>	IL 2 – <i>Structural engineer to confirm.</i>
<b>SPRINKLER PROTECTED THROUGHOUT:</b>	Yes
<b>EFFECTIVE HEIGHT:</b>	12m (however to be confirmed with design development)
<b>CLIMATE ZONE:</b>	Zone 5



## 5.0 BCA ASSESSMENT – KEY ISSUES

The following comprises a summary of the key compliance issues that will need to be addressed prior to issue of the Crown Certificate:

### 5.1 SECTION B - STRUCTURAL PROVISIONS

- B1** New building works are required to comply with the structural provisions of BCA Section B and referenced standards. The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary.

### 5.2 SECTION C - FIRE RESISTANCE

- C1.9** Non-Combustible Building Elements: External walls in a building of Type A construction are required to comprise non-combustible, or deemed non-combustible elements throughout. This includes:
- + Any external wall claddings.
  - + Any framing or integral formwork systems. I.e. timber framing, dintel formwork, etc.
  - + Any external linings or trims. I.e. external UPVC window linings, timber window blades, etc.
  - + Any sarking or insulation contained within the wall assembly.
- This is not an exhaustive list, and any element incorporated within any external wall assembly must be identified and provided for review at the Crown Certification stage.
- C2.8 / C2.9** Separation of Classifications: Separate classifications will either need to be separated by a fire wall achieving the higher FRL requirement between the two classes, or alternatively the higher FRL must apply to both areas subject to Spec C1.1.
- Spec C1.1** Fire-Resisting Construction: The building is required to comply with Table 3 as relevant to FRLs required for buildings of Type A Construction.
- The building is required to comply for Type A Construction however the FER will review the option for the podium level structures to be equivalent to Type C Construction.
- Distances between the new building and the adjacent NRL, ARU buildings and the new Stadium will be addressed in the FER.

### 5.3 SECTION D1 & D2 – PROVISION FOR ESCAPE AND CONSTRUCTION OF EXITS

- D1.2** Number of Exits Required: The building has two or more exits provided to all areas as required by this part.
- D1.4** Exit Travel Distances: Exit travel distances within the building are required to be not more than 20m to a point of choice between alternative exits and 40m to the nearest one from Class 7 & 8 areas.
- We understand a fire engineered performance solution has been proposed to justify extended travel distances.
- The Precinct Village and Car Park will be assessed in conjunction with the SCG precinct-wide and stadium evacuation models.
- D1.5** Distance Between Alternative Exits: Distances between alternative exits must be not greater than 60m in Class 7 & 8 parts.
- We understand a fire engineered performance solution has been proposed to justify extended travel distances.
- D2.13 / D2.14 / D2.16 / D2.17** Stairways, Balustrades, and Handrails: Stairways, balustrades and handrails to achieve the minimum requirements of the BCA.
- Floor finishes will be required to achieve the correct slip resistance in accordance with AS 4586-2013, and associated handbooks HB197 and HB198. This will need to be confirmed compliant at Occupation stage and as such, the selection of materials will need to be considered in relation to these requirements.



## 5.4 PART D3 – ACCESS FOR PEOPLE WITH A DISABILITY

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<b>Part D3</b>	<p><u>Access for People with a Disability:</u> The extent of access required depends on the classification of the building. Buildings and parts of buildings must be accessible as set out in Table D3.1 unless exempted by Clause D3.4. The building is required to comply with AS1428.1-2009</p> <p>We understand an access consultant has been engaged to confirm compliance – refer to assessment prepared by Before Compliance (August 2021) under separate cover.</p>
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## 5.5 PART E – SERVICES AND EQUIPMENT

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<b>E1.3</b>	<p><u>Fire Hydrants:</u> Fire hydrant coverage is required to be provided to the all buildings in accordance with AS2419.1-2005.</p> <p>We understand a fire engineered performance solution has been proposed address location of the FH booster assembly</p>
<b>E1.4</b>	<p><u>Fire Hose Reels:</u> Fire hose reel coverage is required to be provided to Class 6 / 7 / 8 / 9 parts in accordance with AS2441-2005.</p>
<b>E1.5</b>	<p><u>Sprinklers:</u> Sprinklers will be required throughout the Class 7a &amp; Class 7b parts. Sprinkler coverage will be considered for the building throughout.</p>
<b>E1.6</b>	<p><u>Fire Extinguishers:</u> To be provided and designed in accordance with AS 2444-2001. .</p>
<b>Part E3</b>	<p><u>Lifts:</u> The following provisions are required to be provided to the lifts:</p> <ul style="list-style-type: none"><li>+ Stretcher facilities within at least one lift serving each storey.</li><li>+ Emergency lift/s complying with E3.4 will be considered.</li><li>+ Lift provisions complying with E3.6.</li><li>+ Fire service controls in accordance with E3.7.</li><li>+ Fire service recall control switch in accordance with E3.9.</li><li>+ Lift car fire service drive control switch in accordance with E3.10.</li></ul>
<b>E4.2-E4.8</b>	<p><u>Emergency Lighting and Exits Signs:</u> Emergency lighting and exit signage to be provided in accordance with E4.2-E4.5 complying with AS 2293.1 - 2018.</p>



## 5.6 PART F – HEALTH AND AMENITY

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<b>F1</b>	<b>Damp and Weatherproofing:</b> Damp and weatherproofing to comply with the prescriptive requirements of clauses F1.1-F1.13.
<b>F2.3</b>	<b>Sanitary Facilities:</b> Sanitary facilities are only required to be provided in accordance with the requirements for Class 6 / 7 / 8 / 9 employees / patrons.
<b>Part F3</b>	<b>Ceiling Heights:</b> The following floor to ceiling heights are applicable to the building: The minimum ceiling heights in a Class 6 / 7 / 8 building are as follows: <ul style="list-style-type: none"><li>+ Generally - 2.4m.</li><li>+ Corridor, passageways, or the like - 2.1m.</li></ul> The minimum ceiling heights in a Class 9b building are as follows: <ul style="list-style-type: none"><li>+ Public hall, or other assembly building or part accommodating more than 100 persons - 2.7m.</li></ul>
<b>Part F4</b>	<b>Part F4 – Light and Ventilation:</b> Artificial lighting systems are required to comply with Clause F4.4 and AS 1680. All mechanical or air-conditioning installations must be undertaken in accordance with Clauses F4.5(b) and AS 1668.2.-2012.

## 5.7 PART J – ENERGY EFFICIENCY

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<b>Section J</b>	<b>Energy Efficiency:</b> The building works are subject to compliance with the Energy Efficiency Provisions of BCA 2019 Section J relating to: <ul style="list-style-type: none"><li>+ J1: Building Fabric</li><li>+ J3: Building Sealing</li><li>+ J5: Air-conditioning and ventilation systems</li><li>+ J6: Artificial lighting and power</li><li>+ J7: Hot water supply</li><li>+ J8: Access for maintenance</li></ul>
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## 6.0 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 Fire Safety Engineering Review to confirm the works are permissible.

Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
Access Panels, Doors & Hoppers	BCA Clause C3.13 AS 1530.4 – 2014 and Manufacturer's Specifications		✓
Alarm Signalling Equipment	AS 1670.3 – 2018		✓
Automatic Fail Safe Devices	BCA Clause D2.21		✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & BCA Spec E2.2d AS 1670.1 – 2018		✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & BCA Spec E1.5a AS 2118.1 – 2017 or AS 2118.4, 6 – 2012		✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5 Clause 8 and / or Clause 3.22 of AS 1670.1 – 2018		✓
Emergency Lifts	BCA Clause E3.4 AS 1735.2 – 2001		✓
Emergency Lighting	BCA Clause E4.2 & E4.4 AS 2293.1 – 2018		✓
Emergency Evacuation Plan	AS 3745 - 2010		✓
Emergency Warning Intercom System (EWIS)	BCA E4.9, Clause 5 of BCA Spec G3.8 AS1670.4 - 2018		✓
Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018		✓
Fire Dampers	BCA Clause C3.15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 and Manufacturer's Specification		✓
Fire Doors	BCA Clause C2.12, C2.13, C3.2, C3.4, C3.5, C3.6, C3.7, C3.8 & C3.11 AS 1905.1 – 2015 and Manufacturer's Specification		✓
Fire Hose Reels	BCA Clause E1.4 AS 2441 – 2005		✓
Fire Hydrant Systems	BCA Clause E1.3 AS 2419.1 – 2005		✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2014 and Manufacturer's Specification		✓
Lightweight Construction	BCA Clause C1.8 AS 1530.4 – 2014 and Manufacturer's Specification		✓
Paths of Travel	EP&A Regulation Clause 186		✓
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 – 2001		✓
Warning & Operational Signs	BCA Clause C3.6, D2.23, D3.6, E3.3 & H101.8 AS 1905.1 – 2015 & Section 183 of the EP&A Regulation 2000		✓





Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
<p>Fire Engineered Performance Solutions relating to:</p> <ul style="list-style-type: none"> <li>+ Rationalise FRLs</li> <li>+ Extended travel in class 7a part</li> <li>+ Travel distances from the OB compound are not clear – it is likely the travel issues won't be minor, however urgent clarification is requested</li> <li>+ Setbacks between buildings</li> <li>+ Booster location for the Village Precinct &amp; carpark</li> <li>+ Impacts on the current precinct-wide evacuation model and egress from the north / western side of the stadium having regard to the Village Precinct &amp; carpark</li> </ul>			✓



## 7.0 CONCLUSION

This statement contains an assessment of the referenced architectural documentation for the proposed Precinct Village and Car Park located at 40-44 Driver Avenue, Moore Park (Sydney Football Stadium) against the Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2019 Amendment 1.

Assessment will also be done against the (draft) BCA 2022 noting the likely timing for construction of stage 2 works.

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 post-SSD design and in preparation for the Crown Certification documentation without giving rise to any inconsistencies with the SSD consent.

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

Regards

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