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## **NCC 2019.1 Compliance Report**

### **Atco "Donga" Residential Buildings**

#### **Australian Bay Lobster Producers Ltd**

9484 Tweed Valley Way, Chinderah NSW 2487

Prepared for: Australian Bay Lobster Producers Ltd  
Contact: Tom Dalton  
Prepared by: Andrew Duggan

Signature: 

Issue: 27 November 2020

#### ***Servicing Northern NSW and South East Qld***

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<b>BUILDING ADDRESS</b>
Australian Bay Lobster Producers Ltd 9484 Tweed Valley Way Chinderah NSW 2487

<b>BUILDING DESCRIPTION</b>
"Donga" Residential accommodation (relocated)

<b>BUILDING CERTIFIER</b>	Andrew Duggan
<b>REVIEW</b>	Issue A
<b>DATE</b>	27 November 2020

### ***INTRODUCTION***

The following provides a BCA compliance overview of the BCA drawings prepared by Atco as listed below and site inspection of the installed Relocatable short-term accommodation buildings on site. The report has been prepared at the request of Australian Bay Lobster Producers Ltd.

The purpose of the buildings is to provide short term accommodation for workers in the event of flooding and the property becoming isolated to enable operation of the farm to continue.

The buildings are relocated "Donga" building constructed in 2012 and previously used for miner's accommodation.

For the purpose of this report the buildings are classified as class 3 on the basis of facilities and design of construction.

It is to be noted that whilst the NCC requires the provision of disability access under Part D3, there are no building to satisfy this requirement. Based on the use of the buildings and specific operations of the Lobster Farm facility and required mobility of workers it is considered that a performance solution could be undertaken to adequately access.

The relocated "Donga" building were originally constructed for use as mining accommodation in QLD and were constructed having regard to the Queensland Development Code MP3.3 (copy attached)

The drawings forming part of the compliance assessment are identified below.

Drawing Number	Revision	Date
00	E	24/7/19
01	E	24/7/19
02	E	24/7/19
06	E	24/7/19

***DISABILITY DISCRIMINATION ACT (DDA)***

Section 23 Access to premises of the DDA refers to non-discriminatory access to and use of premises and covers more than just the construction of buildings used by the public.

Section 4 of the DDA defines 'premises' as follows:

- a) a structure, building, aircraft, vehicle or vessel; and
- b) a place (whether enclosed or built on or not); and
- c) a part of premises (including premises of a kind mentioned in paragraph (a) or (b)).

This definition of premises extends well beyond the scope of the BCA, which is primarily concerned with the construction and safety of buildings. The DDA definition of premises includes areas such as parkland, recreation area, playgrounds, transport vehicles and could apply to non-building elements such as furniture, fixtures and fittings.

The following provides an overview of matters for consideration as part of the DDA compliance.

- Assessment against the provisions of the DDA is excluded from this report

***NATIONAL CONSTRUCTION CODE 2019.1***

The following provisions of the BCA are applicable to the building.

**PART A – GENERAL REQUIREMENTS*****A3 – Classifications of Buildings and Structures***

Clause	Comment	Compliance
A3.2 Building Classification.	Describes the permitted use of the building.	Class 3

**PART B – STRUCTURE*****B 1 – Structural Provisions***

Clause	Comment	Compliance
B1.2 Loads	The building is required to be structurally adequate to safeguard people from injury caused by failure.	Structural inspection excluded from report

**PART C – FIRE RESISTANCE*****C1 Fire Resistance and Stability***

Clause	Comment	Compliance
C1.1 Type of construction required.	Determines the type of construction required.	Type C  General compliance noted – plan review only  The plans indicate a fire rated wall assembly comprising 2 layers of 13mm fire check to both sides of the wall system with R1.8 75mm fibreglass bats (density 14kg/m3) running to outside wall faces.

## National Construction Code 2019 Assessment

C1.2 Calculation of rise in storeys.	Determines the rise in storey of the building.	Rise in storey 1
C1.3 Building of multiple classifications.	Permits multiple classifications in buildings. Type of construction determined by the classification of the topmost storey	NA
C1.4 Mixed types of construction	A building may be of mixed types of construction if fire separated in accordance with Clause C2.7.	NA
C1.5 Two Storey class 2, 3 or 9c buildings	A building may be type C construction where: <i>Class 2 or 3</i> Each SOU has; <ul style="list-style-type: none"> <li>▪ 2 exits or</li> <li>▪ own direct access to open space</li> </ul>	NA
C1.6 Class 4 portions of buildings	Requires the same FRL as for a Class 2 building	NA
C1.8 Lightweight construction	To comply with Specification C1.8	NA
C1.9 Non-combustible building elements	Specifies requirements for non-combustible wall assemblies and attachments.  Applicable to class A and B Buildings	NA
C1.10 Fire Hazard properties.	To comply with Specification C1.10	Assumed to comply Standard original ATCO finishes
C1.11 Performance of external walls in fire.	Concrete walls that could collapse outwards in a building having a rise in storeys not more than 2 must comply with Specification C1.11	NA
C1.12 Left Blank	Left blank	NA
C1.13 Fire protected timber – concession	Specifies the use of Fire-protected timber in a Class2, 3 or 5 building where element is required to be non-combustible,	NA
C1.14 Ancillary elements	Specifies an ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following	NA

### **C2 Compartmentation and Separation**

<i>Clause</i>	<i>Comment</i>	<i>Compliance</i>
C2.2 General floor area limitations.	Specifies maximum floor areas and volumes  <i>Class 5,9b,9c aged care</i> Type A 8,000m <sup>2</sup> , 48,000m <sup>3</sup> Type B 5,500m <sup>2</sup> , 33,000m <sup>3</sup> Type C 3,000m <sup>2</sup> , 18,000m <sup>3</sup>  <i>Class 6,7,8,9a (except patient care)</i> Type A 5,000m <sup>2</sup> , 30,000m <sup>3</sup> Type B 3,500m <sup>2</sup> , 21,000m <sup>3</sup> Type C 2,000m <sup>2</sup> , 12,000m <sup>3</sup>  Except for construction as provided for in clauses C2.3 and C2.4.	Complies

C2.3 Large isolated buildings	<p>The size of a fire compartment in a building may exceed that specified in Table C2.2 where:</p> <p>The building does not exceed 18000m<sup>2</sup> in floor area nor exceed 108000m<sup>3</sup> in volume if the building:</p> <p>(A) automatic fire detection and alarm system complying with AS1670; or</p> <p>(B) Smoke exhaust system complying with Specification E2.2b; or</p> <p>(C) Smoke and heat vents complying with E2.2c; or</p> <p>(D) Naturally smoke vented or building is 5-9 building sprinkler protected provided with perimeter vehicular access with C2.4(b);</p> <p>The building exceeds 18000 or 108000 m<sup>3</sup>, protected with sprinkler and perimeter access comply with C2.4(b) and the ceiling height in the compartment does not exceed 12m, it has a smoke exhaust system or if smoke and heat vents or the ceiling height is more than 12m, it has a smoke exhaust system.</p>	NA
C2.4 Requirements for open spaces and vehicular access	Access must be a minimum unobstructed width of 6m with no part of its furthest boundary more than 18m from the building. No part of the 6m width may be built upon or used for any other purpose other than vehicular or pedestrian movement.	NA
C2.5 Class 9a and 9c buildings	<p>(a) A Class 9a health care building must comply with the following:</p> <p>(i) Patient care areas must be divided into fire compartments not exceeding 2000 m<sup>2</sup>.</p> <p>(ii) A fire compartment must be separated from the remainder of the building by fire walls and—</p> <p>(A) in Type A construction—floors and roof or ceiling as required in Specification C1.1; and</p> <p>(B) in Type B construction—floors with an FRL of not less than 120/120/120 and with the openings in external walls bounding patient care areas being vertically separated in accordance with the requirements of C2.6 as if the building were of Type A construction.</p> <p>(iii) Ward areas—</p> <p>(A) where the floor area exceeds 1000 m<sup>2</sup>, must be divided into floor areas not more than 1000 m<sup>2</sup> by walls with an FRL of not less than 60/60/60; and</p>	NA

	<p>(B) where the floor area exceeds 500 m<sup>2</sup>, must be divided into floor areas not more than 500 m<sup>2</sup> by smoke-proof walls complying with Specification C2.5; and</p> <p>(C) where the floor area is not more than 500 m<sup>2</sup>, must be separated from the remainder of the patient care area by smoke-proof walls complying with Specification C2.5; and</p> <p>(D) where division of ward areas by fire-resisting walls under (i) or (iii)(A) is not required, any smoke-proof wall required under (iii)(B) or (C) must have an FRL of not less than 60/60/60.</p> <p>(iv) Treatment areas—</p> <p>(A) where the floor area exceeds 1000 m<sup>2</sup>, must be divided into floor areas not more than 1000 m<sup>2</sup> by smoke-proof walls complying with Specification C2.5; and</p> <p>(B) where the floor area is not more than 1000 m<sup>2</sup>, must be separated from the remainder of the patient care area by smoke-proof walls complying with Specification C2.5.</p> <p>(v) Ancillary use areas located within a patient care area and containing equipment or materials that are a high potential fire hazard, must be separated from the remainder of the patient care area by walls with an FRL of not less than 60/60/60.</p>	
C2.6 Vertical separation of openings in external walls	Required in buildings of Type A construction where the building is not sprinkler protected.	NA
C2.7 Separation by fire walls	Parts of a building may be considered a separate building for the purposes of parts C, D & E.	NA
C2.8 Separation of classifications in the same storey.	To be separated by a firewall alternatively be built to the higher type of construction.	NA
C2.9 Separation of classifications in different storeys.	The separating floor must have the FRL of the lower storey	NA

C2.10 Separation of lift shafts	<p>Lifts connecting more than 2 storeys or 3 storeys in a sprinkler protected building;</p> <p><i>Type A</i> Specification C1.1</p> <p><i>Type B</i> Specification C1.1 or If non loadbearing, non-combustible</p> <p>Refer BCA for special requirements regarding; Class 9a / 9c Emergency lifts</p>	NA
C2.11 Stairways and lifts in one shaft	Must not be in the same shaft if either is required to be a fire resisting shaft	NA
C2.12 Separation of equipment	<p>Lift motor rooms, boilers, battery rooms, emergency generators or central smoke control plant to be separated by 120/120/120 construction</p> <p>On site fire pumps to comply with Specification E1.3.</p>	NA
C2.13 Electricity supply system	Electricity substations and main switchboards sustaining emergency equipment in the emergency mode require 120/120/120 construction	NA
C2.14 Public corridors in class 2 and 3 buildings	<i>Public corridors</i> more than 40m in length to be divided with smoke proof walls at intervals not exceeding 40m.	NA

**C3 Protection of Openings**

<i>Clause</i>	<i>Comment</i>	<i>Compliance</i>
C3.2 Protection of openings in external walls.	<p>Openings within 3.0m of a fire source feature i.e. the side boundaries of the site (or adjacent fire compartment) require protection or fire compartment.</p> <p>Openings must not exceed 1/3 of the area of the wall in which they are located.</p> <p>Note NSW appendix to permit openings within 1m of a fire source feature.</p>	NA
C3.3 Separation of openings in different fire compartments	To be protected in accordance with C3.4.	NA
C3.4 Acceptable methods of protection	<p>Openings required to be protected may be by either;</p> <ul style="list-style-type: none"> <li>▪ fire doors,</li> <li>▪ fire windows,</li> <li>▪ fire shutters</li> <li>▪ external drenchers</li> <li>▪ -/60/30 fire doors</li> </ul>	NA
C3.5 Doorways in fire walls	To attain the same FRL as the wall in which it is located.	NA

C3.6 Sliding fire doors	To be fitted with an audible warning device, signage, self close in less than 30 seconds activated by a fire trip	NA
C3.7 Doorways in horizontal exits	Must be self closing doors with an FRL equal to the door but with an insulation value of 30	NA
C3.8 Openings in fire isolated exits	To be -/60/30 self closing fire doors	NA
C3.9 Service penetrations in fire isolated exits	Installations permitted include electrical lighting cable for services within the exit, pressurisation ducting (rated), EWIS or water supply for fire services	NA
C3.10 Openings in fire isolated lift shafts	To be protected by -/60- fire doors complying with AS1735.11	NA
C3.11 Bounding construction: class 2,3 and 4 buildings	<p>Enclosed corridor</p> <p>Protection of a doorway must be fire rated as follows where it opens onto an corridor, lobby or landing of a non fire isolated stairway;</p> <ul style="list-style-type: none"> <li>• Type A - -/60/30</li> <li>• Type B &amp; C – 35mm solid core</li> </ul> <p>Open corridor</p> <p>Where a path of travel to an exit does not provide a choice of travel in different directions to alternate directions and is along an open balcony and passes an external wall of;</p> <ul style="list-style-type: none"> <li>• Another SOU or</li> <li>• A room not within a SOU,</li> </ul> <p>Then the external wall must;</p> <ul style="list-style-type: none"> <li>• Be masonry or lined with a fire protective covering and</li> <li>• Doors to be self closing 35mm solid core and have windows protected internally in accordance with C3.4 or</li> <li>• Openings located 1.5m above floor level.</li> </ul>	NA
C3.12 Openings in floors for services	<p><i>Type A</i> shaft complying with Spec C1.1, or</p> <p><i>Type B or C</i> shaft that will not reduce the performance of the element it penetrates</p> <p>or be in accordance with C3.15</p>	NA
C 3.13 Openings in shafts	<p>In Type A construction</p> <ul style="list-style-type: none"> <li>▪ If in a sanitary compartment- /30/30; or</li> <li>▪ -/60/30 fire door or hopper; or</li> <li>▪ -/60/30 access panel; or</li> <li>▪ if a garbage shaft- non combustible</li> </ul>	NA
C 3.14	Left blank	NA



C 3.15 Openings for service installations	Refer Specification C3.15	NA
C 3.16 Construction joints	With respect to integrity and insulation must be protected in accordance with AS1530.4 to achieve the required FRL	NA
C 3.17 Columns protected with lightweight construction to achieve an FRL	Must be installed using methods and materials identical with a prototype assembly to achieve the required FRL or resistance to the incipient spread of fire	NA

**PART D – ACCESS AND EGRESS**

**D1 Provision for Escape**

<i>Clause</i>	<i>Comment</i>	<i>Compliance</i>
D1.2 Number of exits required.	<p><i>All buildings</i> one exit per storey</p> <p><i>class 2-8</i> in addition to a horizontal exit not less than 2 exits are required from;</p> <ul style="list-style-type: none"> <li>▪ each storey if building above 25m</li> <li>▪ class 2 or 3 building subject to C1.5</li> </ul> <p><i>basements</i> in addition to a horizontal exit, 2 exits required if egress involves a vertical rise of more than 1.5m unless the floor area is less than 50m<sup>2</sup> and the distance of travel to the exit does not exceed 20m.</p> <p><i>class 9 buildings</i> refer BCA</p>	Complies
D1.3 When fire isolated exits are required	<p>Every exit must be isolated unless it connects not more than;</p> <p><i>Class 2 &amp; 3</i> 3 storeys – Class 2 2 storeys - Class 3</p> <p>add an additional level if</p> <ul style="list-style-type: none"> <li>▪ used for ancillary carparking or</li> <li>▪ the building is sprinkler protected throughout or</li> <li>▪ the exit is separated from the additional level in which it passes</li> </ul> <p><i>class 5-9</i> it is part of an open spectator stand or it passes through or by not more than 2 consecutive storeys.</p> <p>add an additional level if</p> <ul style="list-style-type: none"> <li>▪ the building is sprinkler protected or</li> <li>▪ the exit does not provide access to or egress for and is separated from the extra storey</li> </ul>	NA

	refer BCA for class 9a and 9c buildings	
D1.4 Exit travel distances.	<p><i>Class 2,3,4</i></p> <ul style="list-style-type: none"> <li>6m to exit or choice</li> <li>20m to single exit (if at road/open space level)</li> </ul> <p><i>class 5-9</i></p> <ul style="list-style-type: none"> <li>20m to single exit or choice to two exits in which maximum travel to one of those exits must not exceed 40m.</li> </ul> <p><i>class 5 &amp; 6</i></p> <ul style="list-style-type: none"> <li>30m to single exit (if at road/open space level)</li> </ul> <p>refer BCA for</p> <ul style="list-style-type: none"> <li>class 9a</li> <li>class 9b</li> </ul>	Complies
D1.5 Distance between alternative exits.	<p>Exits must be located not more than;</p> <ul style="list-style-type: none"> <li>Class 2 &amp; 3 - 45m apart</li> <li>Class 5-9 - 60m apart</li> </ul> <p>Exits must be not less than 9m apart</p> <p>Exit travel paths must not converge to less than 6m apart</p>	NA
D1.6 Dimensions of exits.	<p>Exits require a minimum</p> <ul style="list-style-type: none"> <li>clear width of 1m</li> <li>Unobstructed height of 2.0m.</li> </ul> <p>Refer BCA for class 9a and storey accommodating in excess of 100 persons.</p> <p>In a 9a building</p> <p>(f) the unobstructed width of a doorway must be not less than—</p> <p>(i)</p> <p>in patient care areas through which patients would normally be transported in beds, if the doorway provides access to, or from, a corridor of width—</p> <p>(A) less than 2.2 m — 1200 mm; or</p> <p>(B) 2.2 m or greater — 1070 mm,</p> <p>and where the doorway is fitted with two leaves and one leaf is secured in the closed position in accordance with D2.21(b)(v), the other leaf must permit an unobstructed opening not less than 800 mm wide; or</p> <p>(ii)</p>	Complies

	<p>in patient care areas in a horizontal exit — 1250 mm; or</p> <p>(iii) the unobstructed width of each exit provided to comply with (b), (c), (d) or (e), minus 250 mm; or</p>	
D1.7 Travel by fire isolated exits	<p>Exits are required to discharge to open space or to a partially enclosed area as defined.</p> <p>Where travel from the point of discharge from the fire isolated stair necessitates passing within 6m of any point of an external wall of the same building, measured at right angles to the path of travel, that part of the wall must have</p> <ul style="list-style-type: none"> <li>▪ an FRL of 60/60/60 for a height of 3m above the path, and</li> <li>▪ Any openings protected internally in accordance with clause C3.4</li> </ul> <p>Not more than 2 doors are permitted to open into the exit unless from sanitary compartment or pressurization or lobby is provided.</p> <p>Refer BCA for class 9a</p>	NA
D1.8 External stairs or ramps in lieu of fire isolated stairs	<p>Permitted in lieu of an internal fire isolated exit serving a storey below 25m effective height.</p> <p>Refer BCA for protection of opening provisions within 6m of the non-fire-isolated stairwell.</p>	NA
D1.9 Travel by non-fire isolated stairs or ramps	<p>To provide a continuous path of travel to a level at which egress to a road or open space is provided.</p>	Complies
D1.10 Discharge from exits	<p>Exits must not to be blocked at the point of discharge.</p> <p>The gradient from the point of discharge to road not to exceed 1:8.</p>	Complies
D1.11 Horizontal exits	<p>Horizontal exits must not comprise more than half the required exits.</p> <p>Where a fire compartment is provided with only 2 exits and one of those exits is a horizontal exit, the clear area on each side of the fire wall is to be a size that accommodates all the occupants from the fire compartment being evacuated being;</p> <ul style="list-style-type: none"> <li>▪ 2.5m<sup>2</sup>/person in class 9a or 9c</li> <li>▪ 0.5m<sup>2</sup>/person in any other case</li> </ul> <p>Refer BCA for specific provisions for class 9a and 9c</p>	NA

D1.12 Non required stairs ramps or escalators	Not to connect more than two storeys or three storeys unless the building is sprinkler protected and one of the levels connected provides direct access to a road or open space	NA
D1.13 Number of persons accommodated.	To be determined by Table D1.13	NA
D1.14 Measurement of distances	Details method of measurement	Informative only
D1.15 Method of measurement	Details method of measurement	Informative only
D1.16 Plant room and lift motor room concession	<p>Access ladders may be utilised as a required exit where the following floor areas are not exceeded</p> <ul style="list-style-type: none"> <li>&lt;100m<sup>2</sup> – from each point of egress from the room</li> <li>200m<sup>2</sup> to 200m<sup>2</sup> – where 2 or more exits are required – from all but 1 of those points.</li> </ul> <p>Ladders must comply with;</p> <ul style="list-style-type: none"> <li>AS1657 plant room</li> <li>AS1735.2 lift motor room</li> </ul>	NA
D1.17 Access to lift pits	Applicable where lift pits are provided	NA

**D2 Construction of Exits**

<i>Clause</i>	<i>Comment</i>	<i>Compliance</i>
D2.2 Fire isolated stairs and ramps	To be of non combustible materials and not cause damage to the shaft in the event of localized failure	NA
D2.3 Non fire isolated stairs and ramps	To be reinforced or pre-stressed concrete, 6mm steel, or 44mm thick timber	Complies
D2.4 Separation of rising and descending flights	Stairs are not permitted to connect above and below ground flights	NA
D2.5 Open access ramps and balconies	May be utilized to meet smoke hazard requirements of E2.2a	NA
D2.6 Smoke lobbies	Refer BCA	NA
D2.7 Installations in exits and paths of travel	<p>Equipment is not permitted to be installed in or off the fire stairs.</p> <p>Services within travel paths to exits must be located within non-combustible enclosures. Doors to enclosures must be non-combustible (eg. metal backing) and smoke sealed.</p>	NA
D2.8 Enclosure of space under stairs and ramps.	<p>The space under a required non-fire isolated stairway must not be enclosed to form a cupboard unless;</p> <ul style="list-style-type: none"> <li>The enclosure has a fire rating of 60/60/60; and</li> <li>A self-closing -/60/30 fire door is provided.</li> </ul>	NA

D2.9 Width of stairways.	Required to be a minimum of 1m in width, measured clear of obstruction i.e. handrails.	Complies
D2.10 Pedestrian ramps	May substitute for a fire isolated stair or ramp and must also comply with AS1428.1	NA
D2.11 Fire isolated passageways	Must be non combustible and have an FRL when tested from the outside	NA
D2.12 Roof as open space	Roof must have an FRL of 120/120/120 and no openings within 3.0m of the travel path to the road.	NA
D2.13 Treads and risers.	<p>Stairs to be constructed;</p> <ul style="list-style-type: none"> <li>▪ not more than 18 nor less than 2 risers in each flight</li> <li>▪ Treads to be a minimum of 250mm and risers to be 190mm maximum.</li> <li>▪ Required stairways must not incorporate winders</li> <li>▪ In class 9b buildings not more than 36 risers in consecutive flights without a change in direction of 30°.</li> </ul> <p>Treads to have a slip resistance as per table D2.14 when tested in accordance with AS4586</p> <p>Refer BCA</p>	<p>Complies</p> <p>Riser 170mm+/-5mm Going 250mm</p>
D2.14 Landings	<p>To have a maximum gradient of 1:50 and be not less than 750mm long measured 500mm from the inside edge of the landing</p> <p>Refer specific provision for class 9a buildings</p>	<p>Does not comply at doorways for class 2-9.</p> <p>It is to be noted that it would comply as class 1a/1b which is a similar occupancy characteristic as class 3</p>
D2.15 Thresholds	<p>Thresholds must not incorporate a step or landing closer than the width of the door unless it opens to open space and the door sill is not more than 190mm above the ground surface unless;</p> <p>(a) in patient care areas in a Class 9a health-care building, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or</p> <p>(b) in a Class 9c building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or</p> <p>(c) in a building required to be accessible by Part D3, the doorway—</p> <ul style="list-style-type: none"> <li>(i) opens to a road or open space; and</li> <li>(ii)</li> </ul>	<p>Does not comply at doorways for class 2-9.</p> <p>It is to be noted that it would comply as class 1a/1b which is a similar occupancy characteristic as class 3</p>

	<p>is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or</p> <p>NSW D2.15(d),(e)</p> <p>(d) in other cases—</p> <p>(i) the doorway opens to a road or open space, external stair landing or external balcony; and</p> <p>(ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.</p>	
D2.16 Balustrades to prevent falls	<p>Minimum height 1000mm. Rails are to be at 125mm centres to public stairs and 460 centres for fire stairs.</p> <p>Must be non-climbable over 4m, between 150mm and 760mm.</p> <p>Refer BCA for specific provisions for class 7 &amp; 8, class 9b and NSW appendix</p>	Complies
D2.17 Handrails.	<p>All stairs and ramps require handrails for safe passage.</p> <p>Refer specific requirements for class 9a, 9b and 9b (primary schools)</p>	<p>Stairs are considered private stairs.</p> <p>Handrail provided to side of stairs</p>
D2.18 Fixed platforms, walkways, stairways and ladders.	<p>Access to machinery rooms, boiler houses, lift motor rooms, plant rooms or the like must comply with AS1657</p> <p>Access to non-habitable rooms in a class 2,3 or 4 building may comply with AS1657</p>	NA
D2.19 Doorways and doors	<p>Not to be revolving, roller shutters or tilt up door unless serving a floor area not exceeding 200m<sup>2</sup>.</p> <p>Doorways to be able to be opened under a force not exceeding 110N</p>	Complies
D2.20 Swinging doors.	<p>To swing in the direction of egress from the building unless serving a building or part with a floor area of less than 200m<sup>2</sup>, it is the only required exit from the building and is fitted with a device for holding the door in the open position.</p>	Complies
D2.21 Operation of latch.	<p>Door hardware to be single-handed lever or pushing action from the side a person is seeking egress.</p> <p>Door hardware to be located between 900mm and 1200mm above the floor.</p> <p>Where doors are fitted with a fail-safe device, the device is to automatically unlocks the door upon the activation of any sprinkler system complying with Specification</p>	Complies

	<p>E1.5 or smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed throughout the building; or</p> <p>is in a Class 9a or 9c building and—                      (A) is one leaf of a two-leaf door complying with D1.6(f)(i) or D1.6(f)(iv) provided that it is not held closed by a locking mechanism and is readily openable; and                      (B) the door is not required to be a fire door or smoke door.</p> <p>Refer BCA for class 9a and NSW appendix for 9b buildings.</p>	
D2.22 Re-entry from fire isolated exits.	<p>Doors of fire isolated exits within the following buildings must not be locked from the inside;</p> <ul style="list-style-type: none"> <li>▪ Class 9 (health/aged care)</li> <li>▪ Buildings over 25m, unless;</li> <li>▪ Doors are unlocked automatically upon activation of a fail-safe device.</li> </ul>	NA
D2.23 signs on doors.	<p>Signs on doors are required to alert persons that the operation of certain doors must not be impaired.</p>	NA
D2.24 Protection of openable windows	<p>Requires protection of windows within bedrooms where a person could fall in excess of 2m and window is located less than 1.7m above the floor level of the bedroom.</p> <p>Protection to be provided via screens or restricting openings to 125mm.</p>	NA
D2.25 Timber stairways: concession	<p>Specifies the use of timber stairs in various instances</p>	NA

**D3 Access for People with Disabilities**

<i>Clause</i>	<i>Comment</i>	
D3.1 General building access requirements.	<p>External access is required in accordance with AS1428.1 as follows;</p> <ul style="list-style-type: none"> <li>▪ From the allotment boundary at the main points of entry</li> <li>▪ From any accessible carparking space on the allotment</li> <li>▪ From any adjacent and associated accessible building on the allotment</li> <li>▪ Through the public entrance.</li> <li>▪ To all parts</li> </ul>	Does not comply
D3.2 Access to buildings	<p>External access is required in accordance with AS1428.1 as follows;</p> <ul style="list-style-type: none"> <li>• From the allotment boundary at the main points of entry</li> <li>• Another accessible building connected by a link</li> <li>• From any accessible car parking space on the allotment</li> </ul>	<p>Does not comply</p> <p>The site is generally flat however the Dongas are not accessible</p>

	<ul style="list-style-type: none"> <li>From any adjacent and associated accessible building on the allotment</li> <li>Through the public entrance</li> </ul>	
D3.3 Parts of buildings to be accessible.	<p>Access is required to areas normally used by the occupants.</p> <p>Where access is provided to the entrance floor but not to other levels and a passenger lift is not provided, at least one required ramp or stairway must comply with AS1428.1</p> <p>Every passenger lift must comply with E3.6.</p> <p>Access, finishes and fittings required must comply with AS1428.1.</p>	<p>Does not comply</p> <p>The site is generally flat however the Dongas are not accessible</p>
D3.4 Exemptions.	<p>Access is not required to;</p> <ul style="list-style-type: none"> <li>More than 30% of the public space in a restaurant, café, bar, function room, or the like in a class 6 or 9b building; or</li> <li>A mezzanine; or</li> <li>A space not regarded as a storey or;</li> <li>An area which is inappropriate because of its use.</li> </ul>	<p>It is considered that an exemption could be granted having regard to the use of the building and occupancy requirements</p> <p>This could be addressed as an exemption or as an performance solution.</p>
D3.5 Accessible Carparking.	<p>Required at a rate in accordance with Table D3.5.</p> <p>Required at a rate of 1:100 for class 3 and class 5.</p> <p>Not required for class 2 part</p>	There is no carparking nominated
D3.6 signage .	<p>Signage required to identify access for the disabled to exits, lift banks, entrances, sanitary facilities and locations where hearing augmentation installations are provided in accordance with AS1428.1</p> <p>Note: Specification D3.6 - braille and tactile signs</p>	NA
D3.7 Hearing Augmentation	<p>A hearing augmentation system must be provided where an in built amplification system, other than one used for emergency warning is installed-</p> <ul style="list-style-type: none"> <li>In a room in a 9b building or</li> <li>In an auditorium, conference room, meeting room, or room for judiciary purposes or</li> <li>At any ticket office, tellers booth, reception area or the like, where the public is screened from the service provider</li> </ul>	NA
D3.8 Tactile indicators	<p>Tactile indicators are required at publicly accessible;</p> <ul style="list-style-type: none"> <li>Stairways</li> <li>Escalators</li> <li>Travelators</li> <li>Ramps other than step or Kerb ramps</li> </ul>	<p>Not provided</p> <p>Stairs considered as private stairs</p>



	<p>In the absence of overhead barriers, tactile indicators are required;</p> <ul style="list-style-type: none"> <li>At overhead obstructions less than 2m above ground level</li> <li>At a travel path meeting a vehicular way at the principal public entrance to a building if there is no kerb or kerb ramp.</li> </ul> <p>Tactile indicators must comply with AS1428.4.</p>	
D3.9 Wheelchair seating spaces in class 9b assembly buildings	Specifies wheelchair seating space requirements	NA
D3.10 Swimming Pools	<p>At least 1 means of access must be provided to a pool in accordance with specification D3.10 where the perimeter of the swimming pool exceeds 40m;</p> <ul style="list-style-type: none"> <li>Fixed or moveable ramp</li> <li>Zero depth entry</li> <li>Platform swimming pool lift</li> <li>Swing style swimming pool lift</li> </ul>	NA
D3.11 Ramps	<p>Ramps must not exceed a vertical rise of 3.6m</p> <p>A landing for a step ramp or ramp must not overlap a landing for another step ramp or ramp</p>	NA
D3.12 Glazing on an access way	Requires markings in accordance with AS1428.1 where glazing could be mistaken for a doorway	NA

**PART E – SERVICES AND EQUIPMENT**

**E1 Fire Fighting Equipment**

<i>Clause</i>	<i>Comment</i>	<i>Compliance</i>
E1.3 Fire hydrants.	Where the floor area of the building exceeds 500m <sup>2</sup> , required to be installed in accordance with AS2419.	NA
E1.4 Hose reels.	<p>Where the floor area of the building exceeds 500m<sup>2</sup>, required to be installed in accordance with AS2441.</p> <p>Not applicable to class 2, 3 and 4 parts of a building.</p>	NA
E1.5 Sprinklers	<p>Required in buildings where;</p> <ul style="list-style-type: none"> <li>The building has an effective height of 25m.</li> <li>More than 40 cars are accommodated</li> <li>Large isolated building.</li> </ul>	NA
E1.6 Portable fire extinguishers.	Required in accordance with AS2444	<p>Complies</p> <p>Located outside each building</p>
E1.8 Fire control centres	<p>Required when;</p> <ul style="list-style-type: none"> <li>The total floor area exceeds 18,000m<sup>2</sup> – class 6, 7 &amp; 8</li> <li>The building has an effective height of more than 25m.</li> </ul>	NA

E1.9 Fire precautions during construction	<p>Fire extinguishers must be provided:</p> <ul style="list-style-type: none"> <li>▪ After the building has reached an effective height of 12m.</li> <li>▪ Fire hydrants must be provided and serve the building except the 2 uppermost levels and booster connection be installed.</li> </ul>	NA
E1.10 Provisions for special hazards	Additional fire safety provisions must be made if special problems, because of fire fighting, could arise.	NA

**E2 Smoke hazard management**

<i>Clause</i>	<i>Comment</i>	<i>Compliance</i>
Table E2.2a	<p>A Class 9a health-care building or a Class 9c building, or a building containing a part thereof, must be provided throughout with—</p> <p>(a) an automatic smoke detection and alarm system complying with Specification E2.2a; and</p> <p>(b) automatic shutdown of any air-handling system which does not form part of a zone smoke control system (other than individual room units with a capacity not more than 1000 L/s, systems serving critical treatment areas and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS/NZS 1668.1) on the activation of—</p> <p>(i) smoke detectors installed in accordance with (a); and</p> <p>(ii) any other installed fire detection and alarm system including a sprinkler system complying with Specification E1.5; and</p> <p>(c) in a building having a rise in storeys of more than 2 and not more than 25 m effective height (not being a Class 9c building)—</p> <p>(i) a zone smoke control system in accordance with AS/NZS 1668.1; or</p> <p>(ii) a sprinkler system complying with Specification E1.5 throughout with residential sprinkler heads in patient care areas.</p>	<p>Complies</p> <p>Smoke alarm located within each SOU</p> <p>Plans indicate 240V</p> <p>Operation and installation to be verified by electrician</p>

**E3 Lift installations**

<i>Clause</i>	<i>Comment</i>	<i>Compliance</i>
E3.2 Stretcher facilities in lifts	<p>Stretcher lifts must be provided;</p> <ul style="list-style-type: none"> <li>▪ In at least 1 emergency lift (E3.4)</li> <li>▪ In at least 1 passenger lift where the building has an effective height of more than 12m.</li> </ul>	NA

	Stretcher lift facility must accommodate a raised stretcher, providing a clear space of not less than 600mm wide x 2000mm long x 1400mm high above floor level.	
E3.3 Warning against use of lifts	Signage is required where lifts provided	NA
E3.4 Emergency lifts	Required in <ul style="list-style-type: none"> <li>a building with an effective height in excess of 25m.</li> <li>A class 9a building in which patient care areas are located at a level that does not have direct egress to a road or open space.</li> </ul>	NA
E3.5 Landings	To comply with Section D	NA
E3.6 Passenger lifts	Lifts must comply with Table E3.6a	NA
E3.7 Fire service controls	Required where the building has an effective height in excess of 12m.  The fire service recall switch is to comply with E3.9  The fire service drive control is required to comply with E3.10	NA
E3.8 Aged care buildings	In a 9c building where levels do not provide direct access to a road or open space, a stretcher lift or ramped access in accordance with AS1428.1 is required.  The lift or ramp must discharge at a level providing direct access to a road or open space.	NA
E3.9 Fire service recall control switch	Specifies the location and requirements of fire service recall switch	NA
E3.10 Lift car fire service drive control switch	Specifies the location and requirements of a fire service drive control switch	NA

**E4 Emergency Lighting, Exit Signs and Warning Systems**

<i>Clause</i>	<i>Comment</i>	<i>Compliance</i>
E4.2 Emergency lighting requirements.	Where provided, emergency lighting must comply with AS/NZS2293.1  Required to residential building s where the travel distance from the door of a SOU is in excess of 6m to a road or open space.  Required to serve a storey in excess of 300m2 and over stairs	NA
E4.3 Measurement of distance	Details method of measurement	NA

E4.4 Design and operation of emergency lighting	Emergency lighting must comply with AS/NZS2293.1	NA
E4.5 Exit signs.	Exit signs must be provided; <ul style="list-style-type: none"> <li>At a door providing egress from a storey to a required exit and</li> <li>A door from enclosed exit at the level of discharge to road or open space and</li> <li>A horizontal exit</li> <li>Exit sign to comply with AS/NZS2293.1</li> </ul>	NA
E4.6 Directional exit signs	Required to clearly indicate the direction of travel path.	NA
E4.7 Class 2 & 3 buildings and class 4 parts: exemptions	Note concessions for class 2, 3 and 4 parts.	NA
E4.8 Design and operation of exit signs	Must comply with AS/NZS2293.1 and be clearly visible at all times.	NA
E4.9 Sound systems and intercom systems for emergency purposes	Sound system is required in accordance with AS2220 Parts 1 and 2 as follows; <ul style="list-style-type: none"> <li>Building with an effective height in excess of 25m</li> <li>Class 3 building having a rise in storey of more than 2 (refer BCA)</li> <li>In a class 9a having a floor area of more than 1000m<sup>2</sup> or a rise in storey of more than 2 (refer BCA)</li> <li>In a class 9b building used as <ul style="list-style-type: none"> <li>a school having a rise in storey of more than 3 or</li> <li>Used as public assembly, having a floor area more than 1000m<sup>2</sup> or a rise in storey of more than 2</li> </ul> </li> </ul>	NA

**PART F – HEALTH AND AMENITY**

**F2 Sanitary and other facilities**

<i>Clause</i>	<i>Comment</i>	<i>Compliance</i>
F1.1 Stormwater.	Stormwater must comply with AS/NZS3500.3.2	Stormwater installation to be completed
F1.2	Left blank	NA
F1.3	Left blank	NA
F1.4 External above ground membranes	Waterproofing for above ground use to comply with AS4654	NA
F1.5 Roof coverings	Roof coverings to comply with relevant standards  (refer BCA)	Metal roofing installed
F1.6 Sarking	Sarking used for weather proofing must comply with AS/NZS4200 Parts 1 and 2	Metal clad walls installed.  It is assumed that any sarking provided would have complied at time of construction

F1.7 Waterproofing of wet areas in buildings	Waterproofing of wet areas must comply with AS3740	It is assumed that the bathroom was waterproof in accordance with AS3740 at the time of construction.  A vinyl floor covering is installed in the bathroom with coving  A fiberglass moulded shower is installed with a shower curtain  A floor waste is provided
F1.8	Left blank	NA
F1.9 Damp proofing	Damp proofing is required to buildings with the following exceptions; <ul style="list-style-type: none"> <li>▪ Class 7 or 8 building</li> <li>▪ Garage</li> <li>▪ Open spectator stand</li> <li>▪ Open carpark</li> </ul>	Raised floor
F1.10 Damp proofing of floor on the ground	When required, to comply with AS2870  Refer BCA	NA
F1.11 Provision of floor wastes.	Required in bathrooms and laundry which are located above a sole occupancy unit or public space in a class 2, 3 and 4 buildings	NA
F1.12 Sub floor ventilation	Required to provide adequate cross floor ventilation	Complies
F1.13 Glazed assemblies	As applicable glazing must comply with AS2047 (refer BCA for concessions).	Assumed compliance at the time of construction  No certification available

**F2 Sanitary and other facilities**

<i>Clause</i>	<i>Comment</i>	<i>Compliance</i>
F2.1 Facilities in residential buildings	Residential facilities required to comply with table F2.1	Complies as Class 3  Bathroom facilities contained within each SOU
F2.2 Calculation of number of occupants and fixtures.	Determined in accordance with table D1.13	NA
F2.3 Facilities in class 3 to 9 buildings	Specifies facilities required in accordance with Table F2.3	Complies  Bathroom Facilities provided within unit
F2.4 Facilities for persons with disabilities	Required in class 1,2,3,5,6,7,8,9 and 10 building required to be accessible.  Facilities are required to comply with AS 1428.1.	Does not comply  Facility for persons with disabilities not provided  Refer comments in D3.3

F2.5 Construction of sanitary compartments	<p>Compartments to be suitably separated via partitions.</p> <p>Doors to fully enclosed sanitary compartments must (unless there is a clear space of 1.2m between the pan and the nearest part of the doorway);</p> <ul style="list-style-type: none"> <li>▪ Open outwards</li> <li>▪ Slide</li> <li>▪ Be readily removable</li> </ul>	Complies
F2.6 Interpretation: Urinals and washbasins	Refer BCA	NA
F2.7 Microbial (legionella) control	<p>Hot water, warm water and cooling water systems other than a system serving a SOU in a class 2, 3 or 4 building must comply with AS/NZS 3666.1</p> <p>Refer NSW appendix</p>	NA
F2.8 Waste management	<p>Applies to class 9a and 9c buildings</p> <p>Refer BCA</p>	AN

**F3 Room Sizes**

<i>Clause</i>	<i>Comment</i>	<i>Compliance</i>
F3.1 Height of rooms.	<p>Minimum ceiling heights</p> <ul style="list-style-type: none"> <li>▪ Habitable – 2.4m.</li> <li>▪ Non-habitable – 2.1m</li> </ul> <p>• Carpark AS2890.1 – 2.2</p>	Complies

**F4 Light and Ventilation**

<i>Clause</i>	<i>Comment</i>	<i>Compliance</i>
F4.1 Provisions of natural light.	<p><i>Class 2 and 4 parts</i> – all habitable rooms</p> <p><i>Class 3</i> – all bedrooms and dormitories</p> <p><i>Class 9a and 9c</i> – all rooms used for sleeping purposes</p> <p><i>Class 9b</i> classrooms in primary and secondary schools and playrooms in early childcare centres.</p>	Complies
F4.2 Methods and extent of natural lighting	Refer BCA	Complies
F4.3 Natural light borrowed from adjoining room	Refer BCA	NA
F4.4 Artificial lighting	<p>Required to rooms where natural lighting is not provided.</p> <p>The artificial lighting system must comply with AS/NZS 1680.0.</p>	Complies
F4.5 Ventilation of rooms.	Required to AS 1668.2 and AS/NZS 3666.1 where natural ventilation is not available.	Complies

F4.6 Natural ventilation	Natural ventilation must consist of permanent openings, windows, doors or other devices which can be opened with an aggregate openable size of not less than 5% of the floor area of the room to be ventilated.	Complies
F4.7 Ventilation borrowed from adjoining room	<i>In a class 2, 3 or 4 part of a building</i> The ventilation opening must be not less than 5% of the combined floor areas of the rooms being ventilated  <i>In a class 5, 6, 7, 8 or 9 buildings</i> The ventilation opening must be not less than 5% of the combined floor areas of the rooms being ventilated measured not more than 3.6m above the floor level.	NA
F4.8 Restrictions on positions of water closets and urinals	Closet rooms must not open directly onto <ul style="list-style-type: none"> <li>▪ A kitchen or pantry</li> <li>▪ A public dining room or pantry</li> <li>▪ A dormitory in a class 3 building</li> <li>▪ A room used for public assembly</li> <li>▪ A workplace used by more than 1 person</li> </ul>	NA
F4.9 Airlocks	If a room is prohibited under F4.8 from opening directly to another room, sanitary facilities are to be mechanically exhausted or provided with an airlock.	NA
F4.10	Left blank	NA
F4.11 Carparks	Every storey of a carpark, except an open deck carpark must have; <ul style="list-style-type: none"> <li>▪ Ventilation complying with AS1668.2 or</li> <li>▪ Adequate natural ventilation complying with clause 4 AS1668.4</li> </ul>	NA
F4.12 Kitchen local exhaust ventilation	Commercial cooking exhaust must comply with AS/NZS1668.1 and AS1668.2 where the minimum power input levels are exceeded  (Refer BCA).	NA

**F4 Sound transmission and insulation**

<i>Clause</i>	<i>Comment</i>	<i>Compliance</i>
F5.3 Determination of impact sound insulation ratings	A wall in a building required to have an impact insulation rating must <ul style="list-style-type: none"> <li>▪ For a class 2 or 3 building be of discontinuous construction</li> </ul> <p>Note: Discontinuous construction requires a 20mm air gap.</p>	NA
F5.4 Sound insulation rating of floors	A floor in a class 2 or 3 building must have a $R_w + C_{tr}$ (airborne) not less than 50 and $L_{n,w} + C_i$ (impact) not more than 62 if it separates – <ul style="list-style-type: none"> <li>▪ Sole occupancy units or</li> </ul>	NA

	<ul style="list-style-type: none"> <li>A sole occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification.</li> </ul> <p>A floor in a class 9c aged care building separating sole occupancy units must have an <math>R_w</math> not less than 45</p>	
F5.5 Sound insulation ratings of walls	<p>A wall in a class 2 or 3 building must –</p> <ul style="list-style-type: none"> <li>Have an <math>R_w + C_{tr}</math> (airborne) not less than 50, if it separates sole occupancy units and</li> <li>Have an <math>R_w</math> (airborne) not less than 50 if it separates a sole occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification and</li> <li>Comply with F5.3 if it separates a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit or a sole occupancy unit from a plant room or lift shaft.</li> </ul> <p>A door requires an assembly achieving an <math>R_w</math> of not less than 30.</p>	<p>Clarification required</p> <p>Plans provided indicate <math>R_w50(+C_{tr})</math> whereas they should indicate <math>R_w+C_{tr}</math> not less than 50</p> <p>Acoustic/fire rated wall commence at floor level and extend to roof covering</p> <p>Not evaluated on site</p>
F5.6 sound insulation ratings of services	<p>Ducts, soil, waste, stormwater or water supply pipes including a duct or pipe that is located in a wall or cavity serves or passes through more than 1 sole occupancy separating construction must be</p> <p><math>R_w+C_{tr}</math> (airborne) not less than-</p> <ul style="list-style-type: none"> <li>40 if the adjacent room is a habitable room other than a kitchen or</li> <li>25 if the adjacent room is a kitchen or non-habitable room</li> </ul>	<p>Complies</p> <p>Assessment based on drawings provided</p>
F5.7 Isolation of pumps	<p>A flexible coupling must be used at the connection between service pipes or any circulating or other pump.</p>	NA

### **PART J Energy Efficiency**

The following is noted on the plans for compliance with energy efficiency provisions.

- External wall R3.1 75mm Batts
- Rood R2.3 Foil back blanket – 95mm
- Heat pump
- Air conditioned
- Door reed switch for AC units – shut down If door open for mor than 1 minute
- Fluorescent lighting with key tag



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## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

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## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

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### Purpose

The purpose of Mandatory Part MP 3.3 is to specify minimum standards for *temporary accommodation buildings*.

### Commencement

This version of MP 3.3 –

- (1) commenced on 1 July 2010 and
- (2) is the second published version of MP 3.3.

### Application of the QDC and its performance criteria

- (1) The QDC, other than MP 1.1, MP 1.2 and MP 1.3 where relevant and MP 3.3, does not apply to a *temporary accommodation building*.
- (2) For section 30 of the *Building Act 1975*, MP 3.3 is a building assessment provision for *temporary accommodation buildings* other than a building:
  - (a) to which MP 5.6 “Pastoral Workers Accommodation Code” applies; or
  - (b) that is or forms part of a corrective services facility under the *Corrective Services Act 2006* or a detention centre under the *Juvenile Justice Act 1992*.
- (3) MP 3.3 applies to a *temporary accommodation building*, which is intended for use on a site or approved for use on a site as specified in table T1, where a temporary accommodation building is:
  - (a) occupied or available for occupation by a person under an employment agreement; or
  - (b) occupied or available for occupation by a person in return for a rent; or
  - (c) intended for private and domestic residential use.

**Table T1**

Period of intended or approved use	Application of performance criteria of this code
<b>Accommodation where there is an employment agreement or where a rent is paid</b>	
42 days or less.	P20.
More than 42 days.	All criteria except P20.
<i>Temporary accommodation buildings</i> in lawful use on the day this code commences that are moved to a new site once within a two year period from the commencement date of this code.	For buildings intended or approved for use on site for up to (a) 112 days – P20; and (b) more than 112 days - All criteria except P2, P3, P5, P6 and P7.
<b>Accommodation for private and domestic residential use</b>	
<i>Temporary accommodation buildings</i> intended for uses specified in (3) (c).	P1 and P3.

### Referral agency

The Local Government is a concurrence agency for any alternative solutions used to comply with performance criterion P1 under this part.

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## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

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### Referenced documents

- MP 1.1 Design And Siting Standard For Single Detached Housing – On Lots Under 450m<sup>2</sup>
- MP1.2 Design And Siting Standard For Single Detached Housing – On Lots over 450m<sup>2</sup>
- MP 1.3 Design And Siting For Duplex Housing
- MP 4.1 - Sustainable Buildings
- BCA – Class 2 to 9 buildings Volume 1.
- BCA – Class 1 and 10 buildings - Housing Provisions Volume 2.
- AS2890.1-1993: Parking facilities – off-street car parking.
- AS/NZS 3823.2 Performance of electrical appliances – air-conditioners and heat pumps – energy labelling and minimum energy performance standard (MEPS) requirements
- AS/NZS6400-2004: Water efficient products.

### Definitions

- Note: Italicised words in the body of the text, other than legislation titles, are defined below.

**Air-conditioner** means an *air-conditioner* as defined in MP 4.1 of the QDC.

**Approval period** means the period for which the *temporary accommodation building* is approved to remain onsite in accordance with section 67(1) of the *Building Act 1975*.

**Bathing and sanitary facility** means bathing, shower and water closet facilities provided for each three *beds* or part thereof that includes –

- (a) a dual flush water closet cistern and pan with a minimum floor area of 0.81m<sup>2</sup>, one fixed wash basin with internal overflow relief facility and a water stop plug permanently attached to the basin; and
- (b) a shower; and
- (c) hot and cold water outlets to each shower with a shower rose having a minimum 3 star Water Efficiency Labelling and Standards rating; and
- (d) a vanity mirror, a vanity shelf, a towel rail, a toilet roll holder, and a clothes hook; and
- (e) where items (a) and (b) are in separate cubicles, such cubicles have doors able to be latched closed from the inside and removable from the outside; and
- (f) a double power point.

**BCA** means the Building Code of Australia as defined by the *Building Act 1975*.

**Communal facilities** means any building which contains laundry, dining, sanitary, recreational facilities or the like but does not include uncovered recreational areas such as tennis courts, football fields or the like.

**Bed** means a piece of furniture in a *sleeping compartment* which is designed for or used by a person to sleep on.

**Day** means a calendar day.

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## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

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**Demolish** means demolition and removal of a building or structure including all building services, footings, and debris.

**Dining area** means an area where meals are eaten at a table or a designated area used for dining.

**Dining facility** means an indoor *dining area* where all meals are provided along with dining utensils.

**Ensuite** means a private room that provides *bathing and sanitary facilities*.

**Energy Efficiency Ratio (EER)** means the tested average *energy efficiency ratio* for cooling as specified in AS/NZS 3823.2

**Ground cover** means –

- a) drought resistant vegetation; or
- b) mulch; or
- c) coarse aggregate of 15 mm nominal diameter; or
- d) a sealed surface such as concrete or other suitable material.

**Industrial or development** means work other than catering for or maintenance of *temporary accommodation buildings*.

**Opening** means doors, windows and other openings in external walls or roofs.

**Outdoor space** means a covered and paved outdoor area available for recreational use by *residents*.

**QDC** means Queensland Development Code

**Remove** means removal of a building or structure including all building services, footings, and debris.

**Required** means *required* by this part.

**Resident** means someone who sleeps in, or is accommodated in, a *temporary accommodation building*.

**Short term temporary accommodation** means accommodation provided for a period not exceeding 112 *days*

**Sleeping compartment** means a room which contains a *bed*.

**Structure** for the purposes of this standard includes a transportable or demountable building or a caravan which is fixed to the ground or supported by footings.

**Temporary** means an *approval period* in accordance with P1 or A1 of this part.

**Temporary accommodation centre** means a group of *temporary accommodation buildings* where there are more than 20 *beds*.

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## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

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***Temporary accommodation building*** means a building that is intended to be used on site or is approved for use on a site for a limited period and

- (a) contains a *sleeping compartment*, whether or not it is used; or
- (b) is a building that contains facilities *required* by this part to service a *sleeping compartment*.

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## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

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### PERFORMANCE CRITERIA

### ACCEPTABLE SOLUTIONS

#### Building standards

##### Removal or demolition

- P1** *Temporary accommodation buildings remain located on a site for an appropriate duration.*

- A1** *Temporary accommodation buildings, after an approved duration of no more than 24 months, are removed from the site or demolished.*

##### Building Code of Australia

- P2** *Temporary accommodation buildings comply with the performance criteria of the BCA except for JP2 and JP3 of BCA Volume 1 and P2.6.2 of BCA Volume 2, where the temporary accommodation building is occupied, or available for occupation, by a person:*
- (a) under an employment agreement; or
  - (b) in return for the payment of rent.

- A2** *Temporary accommodation buildings which are:*

- a) class 2 to 9 buildings - comply with the following deemed-to-satisfy provisions of the BCA Volume 1:
  - (i) sections A to I; and
  - (ii) parts J1.1 to J1.5.
- b) class 1 or 10 buildings - comply with the following deemed-to-satisfy provisions of the BCA Volume 2:
  - (i) section 1 and parts 3.0 to 3.11; and
  - (ii) 3.12.1.1 to 3.12.1.4 and 3.12.1.6.

- P3** *Temporary accommodation buildings other than those in performance criteria P2 comply with the performance requirements of the BCA except for FP5.1 to FP5.6, JP2 and JP3 of BCA Volume 1 and P2.4.6 and P2.6.2 of BCA Volume 2.*

- A3** *Temporary accommodation buildings which are:*

- a) class 2 to 9 buildings - comply with the following deemed-to-satisfy provisions of the BCA Volume 1:
  - (i) sections A to E and sections G, to I; and
  - (ii) parts F1 to F4; and parts J1.1 to J1.5
- b) class 1 or 10 buildings - comply with the following deemed-to-satisfy provisions of the BCA Volume 2:
  - (i) section 1, parts 3.0 to 3.7 and parts 3.9 to 3.11; and
  - (ii) parts 3.8.1 to 3.8.5; 3.12.1.1 to 3.12.1.4 and 3.12.1.6.

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## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

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### Health and amenity

#### Siting requirements

- P4** Except for *short term temporary accommodation*, *temporary accommodation buildings* are placed in a suitable location on the site to ensure provision and maintenance of healthy conditions with visual and acoustic privacy from *industrial or development* activity.
- A4** Except for *short term temporary accommodation*, every *temporary accommodation building* is placed –
- (a) on a base of concrete, coarse gravel or the like, raised at least 150mm above the surrounding ground level; or
  - (b) on a site drained in accordance with the *BCA* Volume 2 Part 3.1.2; and
  - (c) more than 45m from any *industrial or development* activity.

#### Sleeping compartments

- P5** *Sleeping compartments* in *temporary accommodation buildings*:
- (a) have sufficient area to provide a comfortable and healthy living environment appropriate to the number of occupants of the *sleeping compartment*; and
  - (b) have adequate power outlets for appliances; and
  - (c) are provided with separation between male and female accommodation; and
  - (d) are provided with adequate personal space and facilities for each *resident*.
- A5** Every *sleeping compartment* in a *temporary accommodation building* –
- (a) has a double power point; and
  - (b) has walls extending from the floor to the ceiling separating each *sleeping compartment*; and
  - (c) has a minimum floor area of 5.6m<sup>2</sup> for each *bed*

#### Finishing

- P6** The internal walls of a *temporary accommodation building* are constructed to minimise the accumulation of dust, moisture, litter or waste and prevent harbourage of pests or anything that would adversely affect the hygienic condition of the building.
- A6** Internal walls of *temporary accommodation buildings* are lined with fibre cement sheeting, plasterboard, timber or the like.

#### Pest control

- P7** *Openings* in the external walls of *temporary accommodation buildings* are adequately protected from airborne insects.
- A7** (a) *Temporary accommodation buildings* which are not *air conditioned* have fly screens fitted to every external opening of –
- (i) a *sleeping compartment*, other

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## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

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than a door, window or other opening to a screened verandah; and

- (ii) facilities shared by, or intended to be shared by, *residents* who use different *sleeping compartments* in a *temporary accommodation building*.

### Dust control

**P8** Except for *short term temporary accommodation*, surfaces surrounding *temporary accommodation buildings* are suitably sealed, taking into account the duration the *temporary accommodation buildings* will remain on the site, to minimise airborne dust.

**A8** Except for *short term temporary accommodation*, *temporary accommodation buildings* are surrounded by at least 6m of *ground cover* onsite where grounds are unsealed.

### Vehicle access

**P9** Except for *short term temporary accommodation*, onsite roads, driveways, vehicle-circulation areas and vehicle parking bays associated with a *temporary accommodation building* are adequately prepared and have surfaces suitable for vehicular access.

**A9** Except for *short term temporary accommodation*, onsite roads, driveways, vehicle-circulation areas and vehicle parking bays comply with AS2890.1-1993 if they are associated with a *temporary accommodation building* –

- (a) of more than 100 *beds*; or  
(b) with an *approval period* of more than six months;

### Outdoor amenity

**P10** Except for *short term temporary accommodation*, a *temporary accommodation building* provides suitable *outdoor space* with a sealed surface for the recreational use of *residents*.

**A10** Except for *short term temporary accommodation*, each *sleeping compartment* of a *temporary accommodation building* is provided with an outdoor area with a sealed floor protected from the weather by a roof and has –

- (a) access to an *outdoor space*, within 45m from the entry door of a *sleeping compartment*, with a floor area of not less than 30m<sup>2</sup> for every 20 *sleeping compartments* or part thereof; or



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## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

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(b) for *sleeping compartments*:

- (i) facing each other and not more than 3 metres apart, a verandah attached to the *temporary accommodation building* with a floor area of not less than 4.5m<sup>2</sup>, with a minimum length of 3m and a minimum width of 1.5m; and
- (ii) not facing each other or more than 3m apart, a verandah attached to the *temporary accommodation building* with a floor area of not less than 4.5m<sup>2</sup>, with a minimum length of 2.5m and a minimum width of 1.8m.

### Weather protection

**P11** Except for *short term temporary accommodation*, the path between a *sleeping compartment* and any *communal facilities* on the site are:

- (a) suitably protected from the weather; and
- (b) where immediately adjacent to a *sleeping compartment*, sealed with a suitable material to reduce noise generated by pedestrian traffic.

**A11** Except for *short term temporary accommodation*, any *communal facilities* on the site are connected to every *sleeping compartment* by a covered walkway which:

- (a) is not less than 1.5m wide; and
- (b) has a surface sealed with concrete or bitumen; and
- (c) is protected from the weather by an impervious roof.

### Facilities

#### Bathing and sanitary facilities

**P12** Residents of *temporary accommodation buildings* are provided with *bathing and sanitary facilities* for personal hygiene and that will –

- (a) provide users with adequate privacy; and
- (b) be located a convenient distance

**A12** Residents of *temporary accommodation buildings* –

- (a) have access to a *bathing and sanitary facility* with separating walls extending from the floor to the ceiling –
  - i. located within the building in which the sleeping compartment is located; or
  - ii. in a separate building

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## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

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from each *sleeping compartment*.

located not more than 20m from the door of the *sleeping compartment* that they occupy; or

- (b) have an *ensuite* within the *sleeping compartment* that they occupy.

### Laundry

**P13** Adequate laundry facilities are provided for *residents* and conveniently located from *temporary accommodation buildings* with the capacity to cater for the number of *residents* expected to use the facilities at any one time.

**A13** *Temporary accommodation buildings* have laundry facilities that –

- (a) are located not more than 60m from a *sleeping compartment*; and
- (b) have one automatic washing machine provided with each eight *beds* or part thereof; and
- (c) have one fixed wash tub provided with hot and cold piped water with each 20 *beds* or part thereof; and
- (d) have one double power point for appliances; and
- (e) clothes drying facilities comprising:
  - (i) clothes line or hoist with 7.5m of line per *bed*; or
  - (ii) one 6.8kg heat operated drying cabinet or appliance for each 8 *beds*

### Kitchen

**P14** *Residents* of *temporary accommodation building* have access to adequate facilities to prepare and cook and store food.

**A14** *Residents* of a *temporary accommodation building* have access to –

- (a) a kitchen food preparation area with -
  - (i) at least one double power point where the building or *structure* is connected to a consumer mains power supply; and
  - (ii) a storage cupboard of not less than 0.7m<sup>3</sup>; or
- (b) a *dining facility* where all meals are provided; or
- (c) food catered for externally.

### Refrigeration facilities

**P15** Adequate food and drink refrigeration

**A15** *Sleeping compartments* are provided

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## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

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storage is provided for *residents* of *temporary accommodation buildings*.

with –

- (a) a 100 litre refrigerator in each *sleeping compartment*; or
- (b) access to a 500 litre refrigerator for every 20 *beds* serviced with amenities by *temporary accommodation buildings* or part thereof within a 20m distance of each *sleeping compartment*.

### Dining facilities

**P16** Adequate *dining facilities* are provided for *residents*, in a convenient location to *sleeping compartments*, with the capacity to cater for the number of *residents* expected to use the facilities at any one time.

**A16** *Temporary accommodation buildings* provide *dining facilities*, at a ratio of 0.6 of the total number of residents accommodated, which –

- (a) have a seat for each *resident* with tables providing 600mm table-length per *bed*; and
- (b) have a floor area not less than 18.4m<sup>2</sup> for each 20 *residents*, with an additional 0.92m<sup>2</sup> for every *resident* in excess of 20 persons; and
- (c) are located no more than 70m from the door of each *sleeping compartment* served.

### Storage facilities

**P17** Weatherproof and lockable storage facilities, appropriate to the number of *residents* accommodated on the site, are provided.

**A17** Unless the *accommodation unit* is for the exclusive use of one *resident*, for each *resident* accommodated on the site, a personal storage unit is provided which is:

- (a) weatherproof; and
- (b) lockable; and
- (c) at least 1.5m in height; and
- (d) at least 0.7m<sup>3</sup> in volume.

### Communications

**P18** Adequate communication facilities that can be used with a reasonable level of privacy to conduct personal conversations are provided for *residents* of *temporary accommodation buildings*.

**A18** Where internet and telephone coverage is available, internet and telephone communication facilities are provided as follows –

- (a) at least one internet access facility, comprising of an internet connection point for a computer per 25 *beds* provided; and
- (b) at least one communal computer connected to the internet per 100 *beds*, for use by the *residents*, and

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## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

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- (c) at least one communal telephone per 100 *beds* provided; and
- (d) telephones are to be provided in booths or in a suitable location to allow users reasonable privacy.

### Sustainable building measures

#### Energy and water resources

- P19** A *temporary accommodation building* provides energy and water efficiency appropriate to the –
- class of the building; and
  - length of the approval period.
- A19** *Temporary accommodation buildings* have –
- (a) energy efficient lighting complying with MP 4.1 of the QDC; and
  - (b) where hot water systems are installed, the hot water system is –
    - (i) solar; or
    - (ii) gas; or
    - (iii) electric heat pump water heaters; or
    - (iv) a combination of the above; and
  - (c) where connected to reticulated water systems –
    - (i) water pressure-limiting devices to restrict maximum water pressure to no more than 500 kilopascals (only *required* where the water pressures at the *temporary accommodation building* exceeds 500 kilopascals); and
  - (d) toilet cisterns complying with MP 4.1 of the QDC; and
  - (e) where new and replacement *air-conditioners* are installed, the *air conditioners* comply with MP 4.1 of the QDC.

### Requirements for certain short term temporary accommodation buildings

- P20** A *temporary accommodation building* or *structure* must:
- (a) be structurally sound and capable of withstanding the loadings likely
- A20** A *temporary accommodation building* or *structure* which is:
- (a) intended or approved to remain on a site for periods of

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## MP 3.3 – TEMPORARY ACCOMMODATION BUILDINGS AND STRUCTURES

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to arise from its use; and  
(b) reasonably provide for the:

- (i) safety of persons to be accommodated in the building or structure if there is a fire including, for example, means of egress;
- (ii) prevention and suppression of fire;
- (iii) prevention of the spread of fire;
- (iv) health and amenity of persons to be accommodated in the building or structure.

42 days or less; or

(b) existing; and

- (i) in lawful use on the day this code commences; and
- (ii) is moved to a new site only once within a two year period from the commencement of this code; and
- (iii) intended or approved to remain on a site for periods of 112 days or less;

complies with sections B, C, D, E and F (except Part F5) of Volume 1 of the *BCA* or Volume 2 of the *BCA* (except Parts 3.7.4, 3.8.6 and 3.12) relevant to the class of building.



Views indicative only

- Drawing List		
Sheet Number	Sheet Name	Current Revision
00	Title Page	E
01	Floor Plan	E
02	Elevations	E
06	Sales Schedules	E

V-314a-H-C2

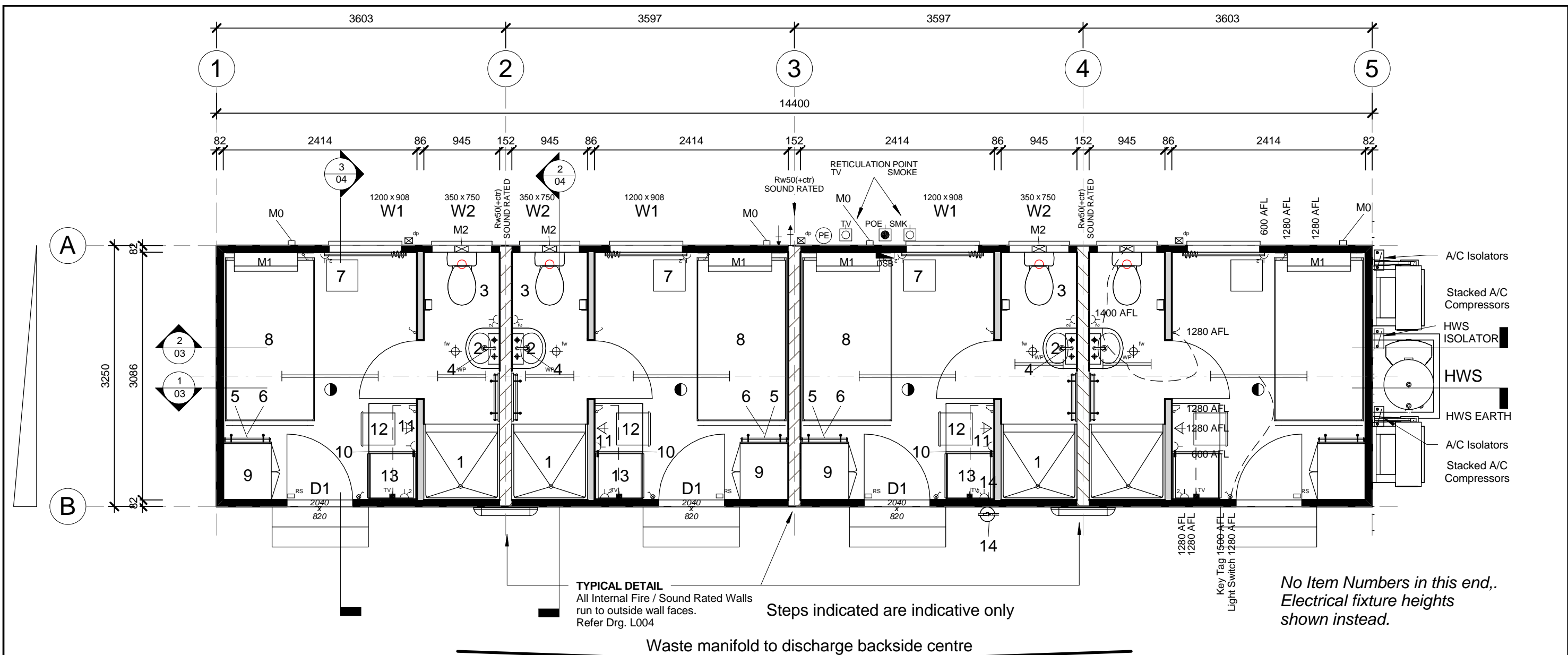
ATCO Structures & Logistics Ltd.  
Workforce Housing  
Hire Specification  
QDC Compliant (MP3.3)

14.4 x 3.25m VIP Four Person



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### Item Lists

Plumbing - Waste Manifold Outlet  
Plumbing - Water Inlet c/w Line Strainer

1	945 x 945 Fibreglass shower cubicle / Curtain. 3 Star WELS	D1	2040 x 820 External Door - Standard : Hollow Core MC
2	Hand Basin VC - NOVATEC CARA inc. overflow & PVC Waste - N204W-3TH. Two Taps and Spout.	D2	2040 x 720 Internal Door - Standard : Hollow Core
3	WC Suite c/w toilet roll holder		
4	Shaving Cabinet c/w 2 mirrored doors		
5	Towel Rail - 600w		
6	Two Coat Hooks on Timber Rail x 600w		
7	395w x 390d x 590h Bedside Three Drawer Unit		
8	King single bed c/w innerspring mattress		
9	1800h x 800w x 600d Robe c/w Shelves & Hanging Space		
10	Step Desk		
11	Shelving Over Desk - 1200mm Long Open		
12	Steel framed stacker chair		
13	Bar Fridge - WESTINGHOUSE - WRM1300WC - 130 litre		
14	Fire Extinguisher - 9.0kg ABE c/w Signage		
dp	Dropper only, for 100 x 75mm Downpipe		
fw	Floor Waste		
HWS	Rheem Heat Pump 325 Litre/3.6kW -MPi - mounted externally		

### Item Lists

D1	2040 x 820 External Door - Standard : Hollow Core MC
D2	2040 x 720 Internal Door - Standard : Hollow Core
W1	1200 x 908 Sliding Glass Window Grey Glass
W2	350 x 750 Sliding Glass Window Obscure Glass
M0	A/C Vertical Two Piece Cover
M1	2.5kW R/C Split System Air Conditioner - Hybrid
M2	Wall Mounted Exhaust Fan

### Notes

- Building designed in accordance with Queensland Development Code (QDC) MP3.3 - Temporary accommodation buildings and structures.
- Smoke Alarms and TV Outlets are reticulated to common point.
- Exhaust fan and light in ensuite to be operated from same switch

### Energy Efficiency Notes

- The design above is compliant for climate zones 1 & 3 for all orientations. Any changes to windows and/or external door sizes, quantity or locations will require re-submission for energy efficiency compliance.
- Under floor insulation not required under section P2 of QDC MP3.3 - Temporary Accommodation Building and Structures
- For climate zones other than 1 & 3, energy efficiency calculation is subject to geographic location & site orientation.

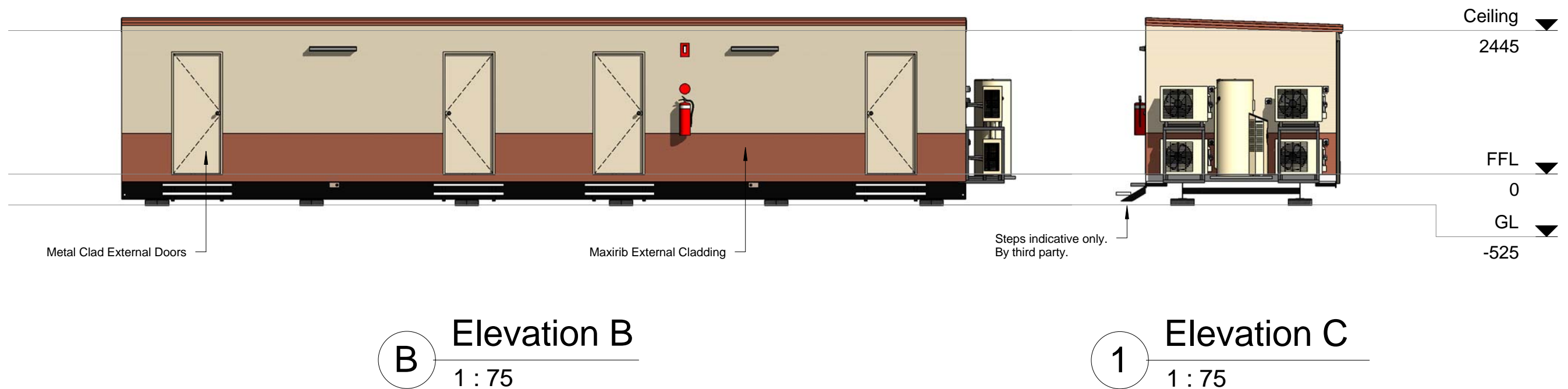
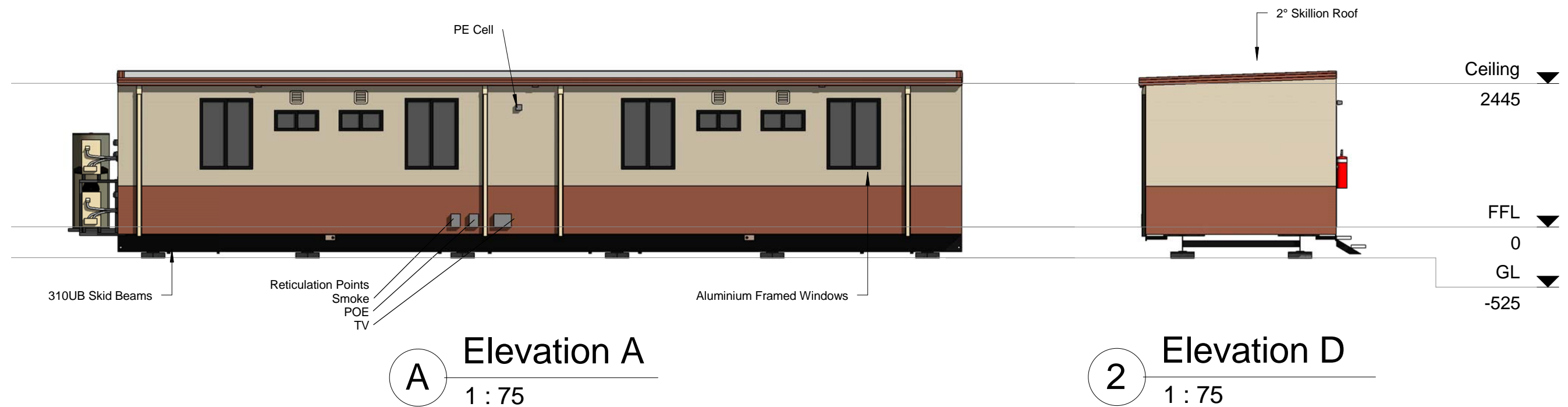
### Symbol Legend

DSB	Distribution Switchboard	⌚	Comms. - Draw wire only
POE	POE - Point Of Entry	⌚	'F' Type television outlet
Light switch		⌚	240V Smoke detector
Two-way light switch		⌚	36w Single fluorescent light
Light switch - IPX5 rated		⌚	36w Double fluorescent light
Isolation Switch		⌚	36w Emergency back-up fluorescent light
		⌚	36w Single fluorescent light - IP65 rated
		⌚	Emergency exit light
		⌚	Oyster Light - 11W Round Fluro
		⌚	External light
		⌚	18W Single Vandalite
		⌚	Oyster light
		⌚	Photo electric light switch
		⌚	Spot light
		⌚	PLUMBING - Water Inlet Point
		⌚	PLUMBING - Waste Manifold Outlet Point

Rev	Description	Date	By	THIS DRAWING REMAINS THE PROPERTY OF ATCO STRUCTURES PTY. LTD. IT MAY NOT BE REPRODUCED OR COPIED WHOLE OR IN PART WITHOUT WRITTEN AUTHORITY	QUALITY CERTIFIED TO AS/NZS ISO 9001:2008 BY SCI-QUAL INTERNATIONAL REGN No. 531	PROJECT No. 14.4 x 3.25m VIP Four Person ATCO Structures & Logistics Ltd. Workforce Housing Hire Specification QDC Compliant (MP3.3)	DATE 11.10.12	SCALE 1 : 50	DRAWN RA	CHECKED TK	ATCO Structures & Logistics ATCO STRUCTURES & LOGISTICS PTY. LTD. 149-151 MAGNESIUM DRIVE, CRESTMEAD, QLD 4132 P.O. BOX 1171, BROWNS PLAINS BC, QLD 4118 E-mail: atcosales@atcosl.com.au	PHONE: (07) 3412 8600 FAX: (07) 3803 0175 ABN: 71 083 902 309	TITLE Floor Plan	DRAWING NUMBER V-314a-H-C2 -01	DESIGN WIND LOAD Reg. C Cat. 2	NCC BUILDING CLASS 3	REVISION E	SHEET SIZE A3
B	Heat Pump was shown as 6kW	31.10.12	RA															
C	FE signage indicated.	25.01.13	RA															
D	Water Inlet was indicated LH - rear.	19.03.13	RA															
E	Floor showed underfloor insulation - now removed. Refer "Energy Efficiency Notes"	25.07.13	RA															

25/07/2013 2:27:20 PM





Rev	Description	Date	By
B	Heat Pump was shown as 6kW	31.10.12	RA
C	FE signage indicated.	25.01.13	RA
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REGN No. 531

PROJECT No.  
14.4 x 3.25m VIP Four Person  
ATCO Structures & Logistics Ltd.  
Workforce Housing  
Hire Specification  
QDC Compliant (MP3.3)

DATE	11.10.12
SCALE	1 : 75
DRAWN	RA
CHECKED	TK

**ATCO Structures & Logistics**

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TITLE Elevations	DESIGN WIND LOAD Reg. C Cat. 2
DRAWING NUMBER V-314a-H-C2 -02	NCC BUILDING CLASS 3
	REVISION E
	SHEET SIZE A3



Manufacturing Structural Members		
Description	Member Size	Back to Back
Single Skid beams c/w Retractable lifters	310UB	2000

- Floor Structure Schedule	
Floor Structure	Comments
Floor	
480mm Floor Joist Centres	
Covering - 1.5mm Polyflor XL Vinyl	
Covering - 2.0mm Polyflor Non-Slip Vinyl	100mm Cove Bathroom only
Flooring - 17mm F11 T&G Plywood	
Joists - LC10015 Galvaspan	

- Wall Schedule	
Wall Structure	Comments
External Wall	
407mm Stud Centres	
Cladding External - Colorbond Maxirib - "Headland"	Lower
Cladding External - Colorbond Maxirib - "Paperbark"	Upper
Framing - 75 x 1.0mm Hi-Ten Truecore	
Insulation - R3.1 Batts - 75mm	
Lining - Internal - 3.6mm Polyester Coated Plywood	
Thermal Break between Framing and Cladding	
Internal Wall - Fire / Sound Rated - Rw50 (+Ctr)	
611mm Stud Centres	
Framing - 92 x 0.5 'RHONDO' Quiet Stud	
Insulation - R1.8 75mm Fibreglass Batt (14kg/m³)	
Lining - 2 x Layers 13mm Fyrecheck to both sides	
Lining - Internal - 3.6mm Polyester Coated Plywood (Finish layer to each side)	
Ply Internal Wall	
611mm Stud Centres	
Framing - 75 x 1.0mm Hi-Ten Truecore	
Lining - Internal - 3.6mm Polyester Coated Plywood	

Sales Roof Structure Schedule	
Roof Structure	Comments
2° Skillion Roof	
C2 - SDEK/PLY LC7512 - 611 - (3.0 & 3.5)	
611mm Ceiling Joist Centres	
Ceiling Joist - LC7512 Galvaspan	
Insulation - R2.3 Foil Back Blanket - 95mm	
Lining - Internal - 3.6mm Polyester Coated Plywood	
Purlins - C7510 / LC7512 Galvaspan	
Roof - 0.42mm BMT Superdek Roofing	

Sales Door Schedule												
No.	Panel	Height	Width	Handle Type	Hardware Set	Closer	Panic Bar	C/B Jamb	Timber Jamb	Security	Quantity	Comments
D1	Standard : Hollow Core MC	2040	820	Standard	Entrance	No	No	Yes	No		4	Weather and E/E Seals
D2	Standard : Hollow Core	2040	720	Standard	Privacy	No	No	Yes	No		4	

Wall Height
2445

* Plumbing Fixtures			
No.	Description	Quantity	Comments
	Plumbing - Waste Manifold Outlet	1	
	Plumbing - Water Inlet c/w Line Strainer	1	
1	945 x 945 Fibreglass shower cubicle / Curtain. 3 Star WELS	4	Hot & Cold
2	Hand Basin VC - NOVATEC CARA inc. overflow & PVC Waste - N204W-3TH. Two Taps and Spout.	4	Hot & Cold
3	WC Suite c/w toilet roll holder	4	
4	Shaving Cabinet c/w 2 mirrored doors	4	
dp	Dropper only, for 100 x 75mm Downpipe	3	
fw	Floor Waste	4	
HWS	Rheem Heat Pump 325 Litre/3.6kW -MPi - mounted externally	1	

- Cupboards			
No.	Description	Quantity	Comments
11	Shelving Over Desk - 1200mm Long Open	4	

- Furniture			
No.	Description	Quantity	Comments
5	Towel Rail - 600w	8	2 coat hooks above / rail
6	Two Coat Hooks on Timber Rail x 600w	8	
7	395w x 390d x 590h Bedside Three Drawer Unit	4	
8	King single bed c/w innerspring mattress	4	
9	1800h x 800w x 600d Robe c/w Shelves & Hanging Space	4	
10	Step Desk	4	c/w space for Bar Fridge
12	Steel framed stacker chair	4	

- Electrical Equipment Schedule			
No.	Description	Quantity	Comments
13	Bar Fridge - WESTINGHOUSE - WRM1300WC - 130 litre	4	

Sales Window Schedule							
No.	Type	Glazing	Height	Width	Sill Height	Quantity	Comments
W1	Sliding XO	Grey Glass	1200	908	1000	4	c/w Curtains
W2	Sliding XO..	Obscure Glass	350	750	1650	4	

Sales Mechanical Equipment			
No.	Supplier	Description	Quantity
M0	A/C Installer	A/C Vertical Two Piece Cover	4
M1	DAIKIN	2.5kW R/C Split System Air Conditioner - Hybrid	4
M2	AIRFLOW	Wall Mounted Exhaust Fan	4

## Refrigeration Pipes to run under floor

- Electrical Fixtures	
Description	Quantity
1x10amp GPO	4
2x10amp GPO	12
240v Smoke Alarm	4
External Smoke Junction Box	1
External TV Junction Box	1
Isolation Switch - AC	4
Isolation Switch - HWS	1
Photo Electric Cell	1
Reed Switch	4
Switchboard	1
TV Antenna Socket	4

**SWITCHBOARD:** To have timer installed, via. Door Reed Switch, for all A/C units.  
Units to be shut down if door left open for more than 1 minute.

Lighting Fixtures	
Quantity	
1x18w Fluro - IP65	4
1x36W Fluro - Bare	4
Reading Light - Oyster Shape	8
Single Vandalite - Wall Mounted	2
Switch - Key tag	4
Switch - Std	16

- Fire Services Schedule		
No.	Description	Quantity
14	Fire Extinguisher - 9.0kg ABE c/w Signage	1

Rev	Description	Date	By
B	Heat Pump was shown as 6kW	31.10.12	RA
C	FE signage indicated.	25.01.13	RA
D	Water Inlet was indicated LH - rear.	19.03.13	RA
E	Floor showed underfloor insulation - now removed. Refer "Energy Efficiency Notes"	25.07.13	RA

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QUALITY CERTIFIED TO AS/NZS ISO 9001:2008 BY SCI-QUAL INTERNATIONAL REGN No. 531

PROJECT No.

14.4 x 3.25m VIP Four Person  
ATCO Structures & Logistics Ltd.  
Workforce Housing  
Hire Specification  
QDC Compliant (MP3.3)

DATE

11.10.12

SCALE

DRAWN

RA

CHECKED

TK

**ATCO Structures & Logistics**

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TITLE

Sales Schedules

DRAWING NUMBER

V-314a-H-C2 -06

DESIGN WIND LOAD  
Reg. C Cat. 2

NCC BUILDING CLASS

3

REVISION

E

SHEET SIZE

A3

25/07/2013 2:27:32 PM