



A Bureau Veritas Group Company

BUILDING CODE OF AUSTRALIA REPORT

Revision: H

**Data Centre Development
1 Sirius Road, Lane Cove**

Prepared for: Airtrunk

Document Disclaimer

This document has been prepared solely for the use of our client in accordance with our current professional standards and as per our agreement for providing compliance consulting services. Although all due care has been taken in the preparation of this document, no warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document.

This document represents the opinions of McKenzie Group Consulting based on the facts and matters known at the time of preparation of this document. Opinions, judgments and recommendations detailed in this document, which are based on our understanding and interpretation of current statutory and regulatory obligations and standards, should not be construed as legal opinions.

Table of Contents

Document Disclaimer	2
Table of Contents	3
Executive Summary	4
1.0 Introduction	5
2.0 PRELIMINARIES	6
3.0 FIRE PROTECTION	8
4.0 EGRESS PROVISIONS	11
5.0 ACCESS FOR PEOPLE WITH DISABILITIES	13
6.0 FIRE SERVICES AND EQUIPMENT	16
7.0 HEALTH AND AMENITY	18
8.0 ENERGY EFFICIENCY	19
Appendix A - Design Documentation	21
Appendix B - Draft Fire Safety Schedule	22
Appendix D- Fire Resistance Levels	23

Date	Rev No	No. of Pages	Issue or Description of Amendment	Assessed By	Approved By	Date Approved
12.12.18	C	25	Draft DA report	Aaron Celarc	-	12.12.18
27.02.19	D	24	BCA Report for DA Submission	Aaron Celarc	Geoffrey Pearce	28.02.2019
6.05.19	E	25	Update	Charbel Gabriel	Aaron Celarc	2.05.19
28.05.19	F	24	Update	Aaron Celarc	Aaron Celarc	28.05.19
14.08.19	G	24	DA re-submission	Aaron Celarc	Aaron Celarc	14.08.19
28.08.19	H	24	Minor plan update	Aaron Celarc	Aaron Celarc	28.08.19

Executive Summary

Development Overview

The proposed development is the construction of a multi-storey Data Centre at 1 Sirius Road, Lane Cove

Compliance Summary

As Accredited Certifiers, we have reviewed architectural design documents prepared by Greenbox (refer appendix A) for compliance with the Building Code of Australia 2019.

In this regard the following areas in particular require further review as the project develops:

The assessment of the design documentation has revealed that the following areas are required to be assessed against the relevant performance requirements of the BCA. The submission for Construction certificate will need to include verification from a suitably accredited fire engineer: -

No.	Alternative Solution Description	DTS Clause	Performance Requirement
Fire Safety Items			
1.	It is proposed to permit rationalized Fire Resistance Level (FRL) for the following areas of the subject building: <ul style="list-style-type: none"> ▪ L1 – Switch rooms ▪ L2 and L3 – MMR rooms, comms rooms, store rooms and data hall fire doors ▪ L4– Office MMR rooms, Comms rooms ▪ Internal perimeter walls to be 2hrs in lieu of 4hrs 	C1.1, Spec C1.1, C2.7, C2.8, C2.9	CP1, CP2
2.	Extended travel distances and distances between alternative exits to be assessed under a performance solution; <p>Open Roof Plant:</p> <ul style="list-style-type: none"> ▪ Travel distance to nearest exit is up to 55m in lieu of 40m; and ▪ Travel distance between alternative exits is up to 90m in lieu of 60m, measured to horizontal exit. <p>L4 Office Building:</p> <ul style="list-style-type: none"> ▪ Travel distance to point of choice of up to 25m in lieu of 20m; and ▪ Travel distance to nearest exit of up to 50m in lieu of 40m; and ▪ Travel distance between alternative exits of up to 65m in lieu of 60m <p>Crac Corridors:</p> <ul style="list-style-type: none"> ▪ Travel distance between exit is up to 80m in lieu of 60m, measured to horizontal exit. <p>Data Halls</p> <ul style="list-style-type: none"> ▪ Travel distance to nearest exit is up to 50m in lieu of 40m, measured to horizontal exit; and 	D1.4, D1.5	DP4, EP2.2

	<ul style="list-style-type: none"> Travel distance between alternative exit is up to 80m in lieu of 60m, measured to horizontal exit. 		
	<p>L1 Plant room</p> <ul style="list-style-type: none"> Travel distance of 120m between alternative exits in lieu of 60m; and Travel distance of 80m to nearest exit in lieu of 40m. 		
3.	Horizontal exits are proposed which exit the maximum allowable of 50% in the crac corridors	D1.5 and D1.11	DP4, EP2.2
4.	It is proposed to permit the reduced unobstructed egress width in the hot aisle corridor in the data hall to be no less than 750mm in lieu of the required 1000mm	D1.6	DP6
5	For the purpose of data hall operations, it is proposed to permit the door in the data hall compartments to swing against the direction of egress	D2.20	DP2
4	Additional fire hydrant hose lengths to provide coverage are anticipated to be required	E1.3	EP1.3
5.	It is anticipated the hydrant booster location will not meet the prescriptive requirements of AS2419.1-2005 and will be required to be assessed as a fire engineered performance solution.	E1.3 and	EP1.3
7.	Removal of fire hose reels within the data halls and link corridor in lieu of providing fire hose reels as required	E1.4 and AS2441-2005	EP1.1

The fire engineered solution relating to EP1.3 and EP2.2 will be subject to consultation with the NSW Fire Brigade as part of the Construction Certificate process under Clause 144 of the Environmental Planning & Assessment Regulation 2000.

The application for Construction Certificate shall be assessed under the relevant provisions of the Environmental Planning & Assessment Act 1979 (As Amended) and the Environmental Planning & Assessment Regulation 2000.

1.0 Introduction

The proposed development comprises of the construction of multi-storey data halls and generator rooms

The site is located on 1 Sirius Road, Lane Cove.

This report is based upon the review of the design documentation listed in Appendix A of this Report

The report is intended as an overview of the relevant provisions of the Building Code of Australia for assistance only. Detailed drawings and associated review will still be required as the final design is developed.

1.1 Current Legislation

The applicable legislation governing the design of buildings is the Environmental Planning and Assessment Act 1979. This Act requires that all new building works must be designed to comply with the BCA.

The version of the BCA applicable to the development, is version that in place at the time of the application to the Certifying authority for the Construction Certificate. For the purposes of this Report, BCA 2019 has been utilised as the version of the BCA applicable at the time of preparation this Report.

2.0 PRELIMINARIES

2.1 Building Assessment Data

Summary of Construction Determination: -

Part of Project	Data Hall Building
Classification	7b & 5
Number of Storeys	5
Rise In Storeys	5
Type of Construction	A
Effective Height (m)	21.9m

Summary of the floor areas and relevant populations where applicable: -

Part of Project	BCA Classification	Approx. Floor Area (m ²)	Approximate Volume (m ³)	Assumed Population
Level 1	7b	10,836m ²	TBC	TBC
Level 2	7b	10,575m ²	TBC	TBC
Level 3	7b	10,575m ²	TBC	TBC
Level 4	7b/5	10,330m ²	TBC	TBC
Level 5	7b/5	10,526m ²	TBC	TBC

2.2 Structural Provisions (BCA B1)

Any new structural works are to comply with the applicable requirements of AS/NZS 1170.1.

Glazing is to comply with AS1288, and AS2047.

Prior to the issue of the Construction Certificate structural certification is required to be provided, including determination of the importance level of the development.

This is to include assessment against the provisions of BCA Clause B1.6 – Construction of Buildings in Flood Areas

2.3 Development Approval

A Development Approval will be required from the Local Authority for the development. A copy of the Development Permit conditions and approved drawings will be required prior to the issuing of the Building Approval for that component of works.

The proposed development must not be inconsistent with the endorsed drawings and all relevant conditions will need to be satisfied and accurately reflect the construction issue drawings.

2.4 Copy of Certificate of Title:

A copy of the current Certificate of Title and Registered Plan / Plan of Subdivision is required. Where it is proposed to construct any part of the building work within an easement, the consent of the relevant authority and /or Council is required prior to the issue of the Construction Certificate

3.0 FIRE PROTECTION

3.1 Fire Compartmentation (BCA C1.1)

The BCA stipulates three levels of fire resistant construction, which is based upon the rise in storeys and classification of the building. Each of these types of construction has maximum floor area and volume limitations as per BCA Table C2.2.

Based upon the rise in storeys and use of the Building, the building is required to be Type A Construction in accordance with Table 3 & 3.9 for Type A construction of Specification C1.1 of the Building Code of Australia 2019.

The building has been assessed on the basis of the following fire separation/ compartmentation within the development;

- Fire compartmentation of the building at each floor level,
- Fire compartmentation of the development 240mins it is noted that a fire engineered performance solution is proposed to reduce FRLs to 120mins

To negate the need for the building being assessed as a large isolated building, the building will need to be separated into fire compartments of not more than 5000m² and a volume of 30,000m³. The required fire walls between the separate compartments is required to achieve an FRL of 240/240/240. It is noted the fire wall FRL's are to be rationalised to 120/120/120 in lieu of 240/240/240.

Recommendations in the Dangerous Good Report No 370082 Revision C dated 14 August 2019 are to be implemented

The maximum floor area and volume limitations of a fire compartment as nominated in the deemed to satisfy provisions are as follows:

Classification	Type of Construction	
	A	
7b	max floor area—	5 000 m ²
	max volume—	30 000 m ³

It is noted that the building is to be separated into fire compartments which do not exceed the maximum allowable for Type A Construction. The building can be compartmented to allow parts of the building be separated from the remainder of the building by fire walls. The fire walls are to be constructed in accordance with the appropriate Fire Resistance Level (FRL) of Spec C1.1 of BCA. Also, please note that any openings of the fire walls are not to reduce the level of FRL required.

3.5 Fire Resistance (BCA C1.1)

The building should be constructed generally in accordance with the relevant provisions of Specification C1.1 of the BCA applicable to Type A Construction, Please refer to Appendix D which outlines the required fire rating to be achieved by the development. These fire ratings are summarised below:-

Other passive fire protection issues that will need to be addressed in detailed documentation phase include:

- Lift Motor Rooms,
- Emergency Power Supply,
- Emergency Generators,
- Electricity Supply,
- Boilers or Batteries,
- Hydrant Pump Rooms,

- Sprinkler Pump Rooms,

The above areas are to be separated from the remainder of the building by construction achieving a minimum fire resistance level of 120 minutes.

3.6 Fire Hazard Properties (BCA C1.10 and BCA C1.12)

The fire hazard properties of fixed surface linings and mechanical ductwork will also need to be addressed within the detailed documentation phase pursuant to specification C1.10 Building Code of Australia. The following requirements apply:

Non-Sprinkler Protected Areas

- a) Floor Coverings – Critical radiant Flux not less than 2.2kWm^2 a maximum smoke development rate of 750 percent-minutes
- b) Wall and Ceiling Linings – Material Group No. 1, 2 & 3 and with a smoke growth rate index not more than 100, or an average specific extinction area less than $250\text{m}^2/\text{kg}$
- c) Other Materials – Spread of Flame Index not exceeding 9 and Smoke Developed Index not exceeding 8 (if Spread of Flame if >5)

Rigid and flexible air handling ductwork must comply with AS4254 parts 1 & 2 2012.

Floor linings and floor coverings used in lift cars must have a critical radiant flux not less than 2.2, and wall and ceiling linings must be a Material Group No. 1 or 2.

External Wall Cladding

As the building is of Type A construction the external walls, including any external and internal claddings & linings must be non-combustible as determined by AS1530.1. 1994.

The following materials may be used wherever a non-combustible material is required:

- a) Plasterboard.
- b) Perforated gypsum lath with a normal paper finish.
- c) Fibrous-plaster sheet.
- d) Fibre-reinforced cement sheeting.
- e) Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thickness and where the Spread-of-Flame Index of the product is not greater than 0.
- f) Bonded laminated materials where—
 - i. each lamina, including any core, is non-combustible; and
 - ii. each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2mm; and
 - iii. the Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole does not exceed 0 and 3 respectively.

The BCA does nominate that ancillary elements may be fixed to an external wall that is required to be non-combustible unless they comprise of the following:

- a) An ancillary element that is non-combustible.
- b) A gutter, downpipe or other plumbing fixture or fitting.
- c) A flashing.
- d) A grate or grille not more than 2m^2 in area associated with a building service.
- e) An electrical switch, socket-outlet, cover plate or the like.
- f) A light fitting.
- g) A required sign.
- h) A sign other than one provided under (a) or (g) that—
 - i) achieves a group number of 1 or 2; and
 - ii) does not extend beyond one storey; and

- iii) does not extend beyond one fire compartment; and
- iv) is separated vertically from other signs permitted under (h) by at least 2 storeys.

It is recommended that once material selections are made, copies of the fire test certificates/reports be provided for review and approval.

3.9 Protection of Openings in External Walls (BCA C3.2)

The prescriptive provisions of the BCA stipulate that any external opening within 3m of the fire source feature requires protection by -/60/- fire rated construction, or externally located wall wetting sprinklers.

Where a building is separated into fire compartments, the distance between parts of external walls and openings within them must be not less than the table below unless those parts of each external wall has an FRL not less than 60/60/60 and openings are protected.

Angle Between Walls	Minimum Distance
0° (walls opposite)	6m
More than 0° to 45°	5m
More than 45° to 90°	4m
More than 90° to 135°	3m
More than 135° to 180°	2m
More than 180°	Nil

Fire source feature is defined as;

- a) *The far boundary of a road, river, lake or the like adjoining an allotment,*
- b) *The side or rear boundary of the allotment,*
- c) *The external wall of another building on the allotment which is not a class 10 building.*

3.10 Protection of Openings in fire rated building elements (BCA C3.5 and BCA C3.10)

The prescriptive provisions of the BCA stipulate that openings within building elements required to have an FRL shall be protected as follows:

- a) Penetrations through fire rated floors to be protected either by a tested prototype (e.g. fire collar, fire damper, etc) or be installed within a fire rated shaft achieving an FRL of 120min in lieu of 240mins through a fire engineered performance solution.
- b) Any penetration through a wall or room required to have an FRL (e.g. substation, boiler room, apartment separating wall etc) is to be protected either by a tested prototype (e.g. fire collar, fire damper, etc) or be installed within a shaft achieving an FRL of 120mins (or 120/120/120 where it is a room such as a substation);
- c) Self-closing -/60/30 fire doors to the doors opening to the fire isolated stairs (note that this also includes the access doors to the condenser units on the plant platforms).

Note that where fire dampers, fire collars, etc are utilised, allowance needs to be made for access hatches to be provided within the walls / ceilings to ensure that maintenance access is provided.

As the design develops, details will need to be included in relation to sealing of penetrations / construction of fire rated shafts.

4.0 EGRESS PROVISIONS

4.1 Provisions for Escape (BCA D1)

The egress provisions from the proposed building are provided by:

- Fire isolated stairways
- External perimeter doorways
- Horizontal exits

Horizontal exits are proposed which exit the maximum allowable of 50% in the crac corridors this is to be assessed as a fire engineered performance solution

Other detailing issues that will need to be addressed include:

- Door Hardware
- Exit door operation
- Stair construction
- Handrail and balustrade construction
- Discharge from the Fire Isolated Exits
- Details of the egress provisions to the Road.

4.2 Travel via Fire Isolated Exits (BCA D1.7)

The BCA requires each fire isolated stairway to provide independent egress from each storey served and discharge directly, or by way of its own fire isolated passageway to:

- A road or open space; or
- To a point in a storey within the confines of the building, that is used only for pedestrian movement, car parking or the like and is open for at least 2/3 of its perimeter, and an unimpeded path of travel not more than 20m to a road or open space; or
- A covered area that adjoins a road or open space, is open for at least 1/3 of its perimeter, has an unobstructed clear height throughout of not less than 3m, and provides an unimpeded path of travel to a road or open space of not less than 6m.

Additionally, where the path of travel from the point of discharge requires occupants to pass within 6m of any part of the external wall of the same building (measured horizontally), that external wall must have a 60/60/60 FRL and have any openings protected internally for a distance of 3m above or below the path of travel.

4.3 Exit Travel Distances (BCA D1.4)

This

The travel distances to exits should not exceed:

Class 5-9

- 20m to a single exit or point of choice and where two exits are provided, a maximum of 40m to one of those exits; and
- exits shall be located to not be more than 60m apart and not closer than 9m

Extended travel distances and distances between alternative exits to be assessed under a performance solution;

Open Roof Plant:

- Travel distance to nearest exit is up to 55m in lieu of 40m; and
- Travel distance between alternative exits is up to 90m in lieu of 60m, measured to horizontal exit.

L4 Office Building:

- Travel distance to point of choice of up to 25m in lieu of 20m; and
- Travel distance to nearest exit of up to 50m in lieu of 40m; and
- Travel distance between alternative exits of up to 65m in lieu of 60m

Crac Corridors:

- Travel distance between exit is up to 80m in lieu of 60m, measured to horizontal exit.

Data Halls

- Travel distance to nearest exit is up to 50m in lieu of 40m, measured to horizontal exit; and
- Travel distance between alternative exit is up to 80m in lieu of 60m, measured to horizontal exit.

L1 Plant room

- Travel distance of 120m between alternative exits in lieu of 60m; and
Travel distance of 80m to nearest exit in lieu of 40m.

The above travel distances are to be assessed against DP4 and EP2.2 as part of a fire engineered performance solution

4.4 Dimensions of Exits (BCA D1.6)

Minimum dimensions of 1000mm and 2000mm height to be provided within exits, with the paths of travel should provide a minimum width of 1000mm (note that all maintenance access, cat walks, etc may comply with AS1657 in which case a 600mm clear width is required).

Doorways are permitted to contain a clear opening width of the required width of the exit minus 250mm, with a height of 1980mm as part of egress requirements. Access for persons with disabilities however requires a clear doorway opening width of 850mm (i.e minimum 920 mm doors).

Data Halls egress widths of up to 850mm in lieu of 1.0m are proposed to be assessed as a fire engineered performance solution.

4.5 Balustrading and Handrails (BCA D2.16 and BCA D2.17)

Generally

Balustrading to a height of 1000mm with a maximum opening of 125mm in any direction should be provided adjacent to balconies, landings, corridors etc where located adjacent to a change in level exceeding 1000mm.

Where it is possible to fall more than 4m to the surface below, the balustrade shall not contain any horizontal or near horizontal members that facilitate climbing between 150 – 760mm above the floor.

It has been identified that the current external stair balustrade and roof barriers incorporate horizontal elements which could facilitate climbing.

Handrails should generally be provided at a minimum height of 865mm alongside of all ramps and stairs.

The public stairs and ramps located along an accessible path of travel should be designed in accordance with the requirements of AS1428.1 for persons with disabilities. This requires a handrail on each side of the stair and ramp and for the handrail to extend approximately 550mm – 600mm past the last tread / end of ramp.

Intermediate rails located between 665mm and 7500mm should be provided within Class 9b Primary Schools.

Fire Isolated Stairways & Class 7b/8 Buildings

Balustrades in the fire isolated stairways and Class 7b or 8 parts of buildings are permitted to contain a 3 rail system, with a bottom rail situated at not more than 150mm above the nosings. The distance between the rails shall not exceed 460mm.

Handrails are required on both sides of all stairways except for fire isolated stairways used only for emergency egress purposes.

In a required exit serving an area required to be accessible, handrails must be designed and constructed to comply with Clause 12 of AS1428.1-2009

4.6 Slip Resistance

The adoption of BCA 2014 introduced a requirement for slip resistance of stairway treads and ramp surfaces. The requirements are as follows:

Table D2.14 SLIP-RESISTANCE CLASSIFICATION

<u>Application</u>	<u>Surface conditions</u>	
	<i>Dry</i>	<i>Wet</i>
<i>Ramp steeper than 1:14</i>	<i>P4 or R11</i>	<i>P5 or R12</i>
<i>Ramp not steeper than 1:14</i>	<i>P3 or R10</i>	<i>P4 or R11</i>
<i>Tread or landing surface</i>	<i>P3 or R10</i>	<i>P4 or R11</i>
<i>Nosing or landing edge strip</i>	<i>P3</i>	<i>P4</i>

5.0 ACCESS FOR PEOPLE WITH DISABILITIES

5.1 General Building Access Requirements (BCA D3.1)

Access for people with disabilities shall be provided to and within the building in accordance with the requirements of Clause D3.2, D3.3 and D3.4 of the BCA 2019. Parts of the building required to be accessible shall comply with the requirements of:-

- AS1428.1-2009 General Requirements for Access – New Building Work;
- AS1428.4-2009 Tactile Ground Surface Indicators
- AS2890.6-2009 Car Parking for People with Disabilities

Access for persons with a disability is to be provided as follows:-

Warehouse and production/Manufacturing facilities

To and within all areas normally used by the occupants, but as the uses of these areas could be deemed inappropriate, confirmation is required as the appropriateness of the areas in question by the owners or tenant.

5.2 Provision for Access to Buildings

The BCA prescribes access to be provided to and within the building as follows:

- Via the principle public entry and at least 50% of all other entrances
- From designated car parking spaces for the use of occupants with a disability.
- From another accessible building connected by a pedestrian link.
- All areas used by the public.

In buildings over 500m² in floor area, a non-accessible entrance must not be located more than 50m from an accessible entrance.

And where a pedestrian entry contains multiple doors, the following is required;

- Entrance containing not more than 3 doors, at least one of the door leaves must be accessible.
- Where an entrance contains more than 3 doors, not less than 50% of the door leaves must be accessible.

A door is considered to be accessible if it is automatic (open and closing) or is more than 850mm in clear opening width and contains the required door circulation space.

5.3 Provisions for Access within Buildings (BCA D3.3)

A building required to be accessible is required to be equipped with either a 1428.1 compliant lift or 1428.1 compliant ramp, (but the maximum vertical rise of a ramp must not exceed 3.6m).

An exemption to not provide either a lift or ramp exists for class 5, 6, 7b, or 8 buildings, where a building contains;

- a) Less than 3 storeys; and
- b) Floor area of each storey (excluding the entrance level) is not more than 200m².

Within the building the following are required;

- Door circulation space as per AS1428.1 Clause 13.3 and as attached in appendix 1;
- Doorways must have a clear opening of 850mm;
- Passing spaces (1.8m wide passages) must be provided at maximum of 20m intervals
- Within 2.0m of end access ways/corridors, turning areas spaces are required to be provided.
- Carpet pile height of not more than 11mm to an adjacent surface
- Any glazed capable of being mistaken for a doorway or opening must be clearly marked (or contain chair rail, hand rail or transom as per AS 1288 requirements)

The design would generally comply with the prescriptive provisions of the BCA with additional ongoing review being undertaken as to door widths, circulation, etc. Further details are to be provided or access to these areas is to be assessed by an access consultant.

5.4 Car parking (BCA D3.5)

Accessible car parking spaces are required to comply with AS 2890.6-2009 at the rate of 1 per every 100.

The development proposes 67 car parking spaces with 2 AS 2890.6-2009 complaint spaces.

A 'shared zone' of minimum 5400mm x 2400mm is required adjacent to accessible car parking spaces, protected with a bollard.

5.5 Tactile Indicators (BCA D3.8)

Tactile indicators are required to be provided to warn occupants of all stairs (except Fire Isolated stairs) and ramps regardless of public nature or private environment and where an overhead obstruction occurs less than 2.0m above the finished floor level.

Exemptions apply in aged care facilities to include a down button to handrails in lieu of tactile indicators.

5.8 Stairs (BCA D3.3 inter Alia AS1428.1)

Stairs shall be constructed as follows:

- a) Where the intersection is at the property boundary, the stair shall be set back by a minimum of 900mm so that the handrail TGSIs do not protrude into the transverse path of travel.
- b) Where the intersection is at an internal corridor, the stair shall be set back in 300mm, so the handrails do not protrude into transverse path of travel.
- c) Stairs shall have opaque risers.
- d) Stair nosing shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25mm.
- e) Stair nosing profiles shall-
 - Have a sharp intersection;
 - Be rounded up to 5mm radius; or
 - Be chamfered up to 5mm x 5mm
- f) All stairs, including fire isolated stairs shall, at the nosing of each tread have a strip not less than 50mm and not more than 75mm deep across the full width of the path of travel. The strip may be set back a maximum of 15mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall not exceed a difference of 5mm.

5.9 Provisions for Accessible Sanitary Facilities (BCA F2.4)

Unisex Accessible Sanitary Facilities

An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only and provided in accordance with AS 1428.1-2009 and must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels and as per following.

Building Type	Minimum accessible unisex sanitary compartments to be provided
Office & industrial	<ol style="list-style-type: none">a) 1 on every storey containing sanitary compartments; andb) Where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.

Ambulant Facilities

At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1-2009 must be provided for use by males and females.

Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations.

An accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not provided with a passenger lift or ramp complying with AS1428.1-2009

5.10 Signage (BCA D3.6)

As part of the detailed design package, specifications will need to be developed indicating:

- Sanitary Facility Identification Signs (note that they are to comply with BCA Specification D3.6 and include the use of Braille, Tactile, etc and be placed on the wall on the latch side of the facility);
- Directional / Way Finding signs to the Lifts, Sanitary Facilities, etc;

- Hearing Augmentation System;
- Identify each door required by BCA Clause E4.5 to be provided with an exit sign, stating 'EXIT' and 'Level' number

5.12 Lifts (BCA E3.6)

Lifts compliant to BCA E3.6 and BCA E3.7 must be provided, where required to be provided, with a minimum size of 1400 x 1600mm or 1100mm x 1400mm (whichever is appropriate) in size – with appropriate handrails and auditory commands.

6.0 FIRE SERVICES AND EQUIPMENT

The following section of this report describes the essential fire safety measures and the minimum performance requirements of those measures. A draft essential fire safety schedule can be found in Appendix B.

6.1 Fire Hydrants (BCA E1.3)

A system of Fire Hydrants is required to be provided in accordance with BCA Clause E1.3 and AS2419.1-2005 required to be provided, please provide pressure and flow calculations for review.

The building is required to be provided with a booster assembly as part of the fire hydrant requirements. The booster is required to be located attached to the building at the main entry. If remote from the building, the booster is to be located at the main vehicle entry and within sight of the main entry of the building within 20m of a hardstand area.

It is anticipated that two fire hydrant hose lengths will be required to provide coverage, this is to be assessed as a fire engineered performance solution.

The hydrant pump room is not accessed via a door opening into a fire isolated passageways or directly via a door which opens to road or open space as require by AS2419.1-2005, this is to be assessed as a fire engineered performance solution

6.2 Fire Hose Reels (BCA E1.4)

A Fire Hose Reel System is required to BCA Clause E1.4 and AS2441-2005

Fire hose reels are to be located within 4m of exits and provide coverage within the building based on a 36m hose length. Where required, additional fire hose reels shall be located internally as required to provide coverage.

It is proposed the fire hose reels are to be deleted from the data halls, this is to be assessed as a fire engineered performance solution.

Fire Hose reel are not to extend through Fire and Smoke Walls.

6.3 Fire Extinguishers (BCA E1.6)

The provision of portable fire extinguishers is required to BCA Clause E1.6 and AS2444-2001

Table E.6 details when portable fire extinguishers are required:

Occupancy Class	Risk Class (as defined in AS 2444)
General provisions – Class 2 to 9 buildings	<ul style="list-style-type: none"> (a) To cover Class AE or E fire risks associated with emergency services switchboards. (Note 1) (b) To cover Class F fire risks involving cooking oils and fats in kitchens. (c) To cover Class B fire risks in locations where flammable liquids in excess of 50 litres are stored or used (not excluding that held in fuel tanks of vehicles). (d) To cover Class A fire risks in normally occupied fire compartments less than 500m² not provided with fire hose reels (excluding open deck carparks). (e) To cover Class A fire risks in classrooms and associated schools not provided with fire hose reels.

Fire extinguishers are to be located in accordance with AS 2444, often collocated with fire hydrants and/or fire hose reels.

6.4 Automatic Sprinkler Protection (BCA E1.5)

Automatic sprinkler protection is required to Specification E1.5 and AS2118.1-2017 to the following areas:

- Data halls
- Tenant storage areas

It is noted that sprinkler protection is being provided as a means of asset protection and coverage will not be provided to all areas. Areas in which sprinklers are provided compliance with AS2118.1-2017 is to be achieved. The fire engineering report is to provide discussion on areas which are proposed to be non-sprinkler protected.

The sprinkler valve room does not have direct egress to road or open space as required by Specification E1.5, this required to be addressed as a fire engineered performance solution.

An occupant warning system should be provided in accordance with BCA Specification E1.5.

6.5 Exit Signs and Emergency Lighting (BCA E4.2 and BCA E4.5)

Emergency Lighting and Exit Signs indicating exit location paths of travel to exits to be provided in accordance with AS2293.1-2005

Due to the nature of the project it is anticipated the exit sign heights will exceed the maximum allowable to 2.7m above finished floor level, this is to be assessed through a fire engineered performance solution.

6.6 Sound Systems and Intercom Systems for Emergency Purposes (BCA E4.9)

A Sound System and Intercom System is required in accordance with AS1670.4-2015 and BCA Clause E4.9

6.7 Fire Control Centre (BCA E1.8)

As the building contains a floor area of greater than 18,000m², a fire control centre is required in accordance with BCA Specification E1.8.

6.8 Smoke Hazard Management (BCA E2.2)

Smoke hazard management shall be provided throughout the building by means of the following systems:

- Automatic Smoke Detection and Alarm System in accordance with the requirements of BCA Spec E2.2a and AS 1670.1-2015

It is noted that the smoke hazard management requirements will be rationalised through a fire engineered performance solution

A fire indicator panel is required as part of the detection system. This panel is to be located within 4m of the main entry and must be incorporated within the fire control centre. Any variation to the prescriptive provisions will require the consent of the fire brigade and should form part of the fire safety engineering report to verify the performance requirements of the BCA.

6.9 Lift Services (BCA E3.42 and BCA E3.6)

The passenger lifts to be installed are to be: -

- fitted with warning signs, fire service controls in accordance with Clauses E3.3, E3.7, E3.9 and E3.10 of the BCA.
- Stretcher facilities are to be provided within the lifts with minimum dimensions of 600mm wide, 2000mm long and 1400mm high.
- Be provided with the following: -
 - A handrail in accordance with AS 1735.12;
 - Minimum internal floor dimensions as specified in Table E3.6b of the BCA i.e. 1,400mm x 1,600mm;
 - Minimum clear door opening complying with AS 1735.12;
 - Passenger protection system complying with AS 1735.12;
 - Have a set of buttons for operating the lift located at heights above level complying with AS 1735.12;
 - Lighting in accordance with AS 1735.12;
 - Automatic audible information within the lift car to identify the level each time the car stops; and
 - Audible and visual indication at each lift landing to indicate the arrival of the lift car.

6.10 Fire Precautions During Construction (BCA E1.9)

After the building has reached an effective height of 12m, the following fire services are required to be operational:

- Required fire hydrants and fire hose reels on every storey covered by the roof/floor structure (except the 2 uppermost storeys); and
- Booster connections installed.

Due to the height of the building this will need to be considered and implemented during construction.

7.0 HEALTH AND AMENITY

7.1 Sanitary Facilities (BCA F2.2 and BCA F2.3)

Offices

The sanitary & other facilities within the development would generally consist of: -

Sanitary Facilities Required			
	WC	Urinals	Basins
Male	3	2	2
Female	4	0	2
Accessible	1		1

Note:

1. The Unisex facilities provided for people with disabilities may be counted once for each sex. These facilities are to be provided in accordance with AS1428.1-2009.

Bathroom Construction

Where bathrooms or rooms containing water closets have the WC within 1200mm of the doorway, the door shall be either sliding, open outwards, or be provided with removable hinges.

7.2 Floor Wastes (BCA F1.11)

Floor wastes to be provided within bathrooms and laundries where located above another sole occupancy unit. The floor shall be sloped towards these wastes.

Floor wastes are required to be provided where wall hung urinals are provided and the floor shall be sloped towards these wastes.

7.3 Light and Ventilation (BCA Part F4)

Class 5, 6, 7, 8 & 9

Natural Ventilation is required to be provided to rooms at a rate of 5% of the floor area in openings. Alternatively, mechanical ventilation is required in accordance with AS1668.2-2012. The architect is to provide calculations to verify compliance is achieved.

Artificial lighting complying with AS/NZS1680.0-2009 is to be incorporated with the final detailed design to be developed to confirm this.

7.5 Weatherproofing of External Walls (BCA FP1.4)

Performance Requirement FP1.4 which relates to the prevention of the penetration of water through external walls, must be complied with. It is noted that there are no Deemed-to-Satisfy Provisions for this Performance Requirement in respect of external walls.

As such, a performance solution is to be prepared by a suitably qualified professional that demonstrates that the external walls of the proposed building complies with Performance Requirement FP1.4 which reads as follows:

A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause—

- a) unhealthy or dangerous conditions, or loss of amenity for occupants; and*
- b) undue dampness or deterioration of building elements.*

8.0 ENERGY EFFICIENCY

The proposed development shall comply with Part J of the BCA. To achieve compliance, there are two options available:

1. The building can comply with the deemed-to-satisfy provisions of the BCA, relating to the following areas:
 - Building Fabric
 - Glazing
 - Building Sealing
 - Air Conditioning & Ventilation Systems
 - Artificial Lighting & Power
 - Hot Water Supply
2. The building can be verified against a reference building as per Verification Method JV3. This requires that the proposed building and its services be shown to have an annual energy consumption of equal or less than the reference building which has been modelled as per the requirements of Part J of the BCA.

Certification from an appropriately qualified engineer should be provided for either option with a report / computations outlining how compliance is achieved.

It is noted that Part J of BCA 2019 has a 12 month transitional period which allows BCA 2016 Amendment 1 to be utilised.

Access for maintenance is to be provided to the building in accordance with the requirements of BCA Part J8.

The proposed site will be located in a climate zone 5

Due to special nature of the building some energy provisions may not be appropriate.

Appendix A - Design Documentation

The following documentation was used in the assessment and preparation of this report: -

Drawing No.	Title	Date	Drawn By	Rev
ATSYD2_SSD_DRG_ARC_0300	ELEVATIONS 1	20.08.19	GREENBOX	8
ATSYD2_SSD_DRG_ARC_0050	MASTER PLAN	07.08.19	GREENBOX	6
ATSYD2_SSD_DRG_ARC_0100	L1-BASEMENT FLOOR PLAN _ RL 9.9	20.08.19	GREENBOX	8
ATSYD2_SSD_DRG_ARC_0101	LEVEL 2 FLOOR PLAN _ RL14.4	20.08.19	GREENBOX	8
ATSYD2_SSD_DRG_ARC_0102	LEVEL 3 FLOOR PLAN _ RL20.2	20.08.19	GREENBOX	8
ATSYD2_SSD_DRG_ARC_0103	LEVEL 4 FLOOR PLAN _ RL26.0	20.08.19	GREENBOX	8
ATSYD2_SSD_DRG_ARC_0104	LEVEL 5 FLOOR PLAN_RL31.8	20.8.19	GREENBOX	8
ATSYD2_SSD_DRG_ARC_0105	ROOF PLAN	20.08.19	GREENBOX	8
ATSYD2_SSD_DRG_ARC_0110	OFFICE PLANS	20.08.19	GREENBOX	7
ATSYD2_SSD_DRG_ARC_0120	SUBSTATION DETAIL	20.08.19	GREENBOX	5
ATSYD2_SSD_DRG_ARC_0200	SECTIONS 1	20.08.19	GREENBOX	8
ATSYD2_SSD_DRG_ARC_0201	SECTIONS 2	20.08.19	GREENBOX	7
ATSYD2_SSD_DRG_ARC_0202	LONG SECTIONS	20.08.19	GREENBOX	8
ATSYD2_SSD_DRG_ARC_0301	ELEVATIONS 2	20.08.19	GREENBOX	8
ATSYD2_SSD_DRG_ARC_0500	VISUAL IMPACT VIEW POINT LOCATION	20.08.19	GREENBOX	7
ATSYD2_SSD_DRG_ARC_0501	VISUAL IMPACT VIEW - #2 APOLLO	07.08.19	GREENBOX	1
ATSYD2_SSD_DRG_ARC_0510	VISUAL IMPACT SECTION	20.08.19	GREENBOX	7
ATSYD2_SSD_DRG_ARC_0520	18 HEIGHT DIAGRAM	20.08.19	GREENBOX	8
ATSYD2_SSD_DRG_ARC_0901	MASTER PLAN - HYDRANT POINT	07.08.19	GREENBOX	6
ATSYD2_SSD_DRG_ARC_0902	PHASING PLAN	07.08.19	GREENBOX	6

Appendix B - Draft Fire Safety Schedule

Essential Fire Safety Measures		Standard of Performance
1.	Automatic Fail Safe Devices	BCA Clause D2.19 & D2.21
2.	Automatic Fire Detection and Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2015, AS/NZS 1668.1 - 2015
3.	Automatic sprinkler protection	BCA Spec E1.5, clause E1.5 and AS2118.1-2017
4.	Emergency Lighting	BCA Clause E4.2, E4.4 & AS/NZS 2293.1 – 2005 Amdt 1 & 2
5.	Emergency Evacuation Plan	AS 3745 – 2002
6.	Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 and AS/NZS 2293.1 – 2005 Amdt 1 & 2
7.	Fire Control Centres	BCA Spec. E1.8
8.	Fire Dampers	BCA Clause C3.15, AS/NZS 1668.1 – 2015 & AS 1682.1&2 - 1990
9.	Fire Doors	BCA Clause C3.2, C3.4, C3.5, C3.6, C3.7 & C3.8, Spec C3.4 and AS 1905.1 – 2015
10.	Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 Amdt 1
11.	Fire Hydrant System	BCA Clause E1.3 & AS 2419.1 – 2005 Amdt 1
12.	Fire Seals, Collars	BCA Clause C3.15, C3.16 & AS 1530.4 – 2014
13.	Lightweight Construction	BCA Clause C1.8, C3.17 & AS 1530.3 – 1999
14.	Paths of Travel	EP&A Reg 2000 Clause 186
15.	Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
16.	Smoke Detectors and Heat Detectors	BCA Spec E2.2a & AS 1670.1-2015, AS/NZS 1668.1-2015
17.	Warning and Operational Signs	EP&A Reg 2000 Clause 183, BCA Clause C3.6, D2.23, E3.3 & H101.8

Appendix D- Fire Resistance Levels

The table below represents the Fire resistance levels required in accordance with BCA 2019.

Table 3 TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS

Building element	Class of building — FRL: (in minutes)			
	<i>Structural adequacy/Integrity/Insulation</i>			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated within it) or other external building element, where the distance from any fire-source feature to which it is exposed is—				
For <i>loadbearing</i> parts—				
less than 1.5 m	90/ 90/ 90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/ 60/ 60	120/ 90/ 90	180/180/120	240/240/180
3 m or more	90/ 60/ 30	120/ 60/ 30	180/120/ 90	240/180/ 90
For <i>non-loadbearing</i> parts—				
less than 1.5 m	–/ 90/ 90	–/120/120	–/180/180	–/240/240
1.5 to less than 3 m	–/ 60/ 60	–/ 90/ 90	–/180/120	–/240/180
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
EXTERNAL COLUMN not incorporated in an <i>external wall</i> , where the distance from any <i>fire-source feature</i> to which it is exposed is—				
less than 3 m	90/–/–	120/–/–	180/–/–	240/–/–
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
<i>Fire-resisting lift and stair shafts—</i>				
<i>Loadbearing</i>	90/ 90/ 90	120/120/120	180/120/120	240/120/120
<i>Non-loadbearing</i>	–/ 90/ 90	–/120/120	–/120/120	–/120/120
Bounding <i>public corridors</i> , public lobbies and the like—				
<i>Loadbearing</i>	90/ 90/ 90	120/–/–	180/–/–	240/–/–
<i>Non-loadbearing</i>	–/ 60/ 60	–/–/–	–/–/–	–/–/–
Between or bounding <i>sole-occupancy units—</i>				
<i>Loadbearing</i>	90/ 90/ 90	120/–/–	180/–/–	240/–/–
<i>Non-loadbearing</i>	–/ 60/ 60	–/–/–	–/–/–	–/–/–
Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion—				
<i>Loadbearing</i>	90/ 90/ 90	120/ 90/ 90	180/120/120	240/120/120
<i>Non-loadbearing</i>	–/ 90/ 90	–/ 90/ 90	–/120/120	–/120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS—				
	90/–/–	120/–/–	180/–/–	240/–/–
FLOORS	90/ 90/ 90	120/120/120	180/180/180	240/240/240

ROOFS	90/ 60/ 30	120/ 60/ 30	180/ 60/ 30	240/ 90/ 60
--------------	------------	-------------	-------------	-------------