

BUILDING SPECIFICATION AND COMPLIANCE NOTES.
SUITE 16, 13A NARABANG WAY, BELROSE. (BC2 AND PC2 ENVIRONMENT)

All new building works shall be carried out in accordance with the provisions of the Building Code of Australia 2019 (BCA 2019), AS 1428.1 (2009), AS 2982 (2010), AS 2243.3 (2010) and Conditions for Approved Arrangement Site: Class 5, Biosecurity Containment level 2 (BC2).

1. All demolition and make good work shall be carried out in accordance with AS 2601-2001.
2. New floor, ceiling and wall linings shall comply with the requirements of Clause C1.10 and Specification C1.10 of the BCA 2019. Fire hazard indices to be provided to the Certifying Authority prior to the final occupation certificate.
3. Ceiling tiles to Lab Corridor, Labs & Darkroom shall be impervious, vinyl faced tiles.
4. Partitions in Lab Corridor, Labs & Darkroom shall be painted in an impervious, semi-gloss, washable finish.
5. Floors in Lab Corridor, Labs & Darkroom shall be welded vinyl with coved skirting.
6. Where penetrations are made to the floors or other fire rated elements they shall be fire sealed or stopped to meet BCA 2019 requirements and certification shall be supplied to the Principal Certifying Authority at project completion i.e. AS1530.4 - 2005, BCA Clause C3.15, BCA Spec C3.15.
7. The required exit width or path of travel to an exit shall be not less than 1m as required by BCA 2019 Clause D1.6.
8. New doors if fitted with security devices shall fail safe in the event of sprinkler or smoke detector activation in accordance with Clause D2.21(a)(iv) of the BCA 2019.
9. All existing essential fire safety measures shall comply with the base building's Annual Fire Safety Statement.
10. New works shall comply with AS1428.1 - 2009. This includes circulation spaces at doorways and in corridors.
11. New new door(s) shall have a clear opening width of not less than 850mm in accordance with AS1428.1-2009. All door leaves shall be a minimum of 920mm.
12. All new door handles shall be D or Lever type and positioned 1000mm above finished floor level & comply with clause 13.5 of AS1428.1 - 2009.
13. All new light switches, intercoms, swipe card consoles, remote door switches etc shall be positioned 1000mm above finished floor level and minimum 500mm from internal corners.
14. All glazed elements, including glazed doors shall be fitted with safety decals complying with AS1428.1 - 2009. A 75mm continuous unbroken band of 30% colour contrast shall be applied so that the lower edge of the contrasting band is located between 900mm and 1000mm above the finished floor level.

15. All new doors shall have a minimum luminance contrast of 30% provided between -

- a. Door leaf and door jamb;
- b. Door leaf and adjacent wall;
- c. Architrave and wall;
- d. Door leaf and architrave; or
- e. Door jamb and adjacent wall.

13. The minimum width of the area of luminance contrast shall be 50mm.

14. New glazing shall comply with AS1288-2006.

15. A level transition through all doorways must be provided along all pedestrian access ways.

16. All floor and ground surfaces must be slip resistant in accordance with Handbook 198 and AS4586-2013.

17. New doors in a required exit, forming part of a required exit or in the path of travel to a required exit shall be readily openable without a key from the side that faces a person seeking egress by single hand downward action or pushing action on a single device located between 900mm and 1100mm from the floor in accordance with Part D2.21 of the BCA 2019.

18. A maximum construction tolerance of 3mm is permitted for an abutment of floor and ground surfaces.

19. Emergency & exit lighting shall comply with BCA 2019 E4.2, E4.4, AS/INZS 2293.1.

20. The existing building occupant warning system shall comply with the standard of performance as indicated on the Annual Fire Safety Statement.

21. Sprinkler coverage to the new works shall comply with existing performance standards indicated on the Annual Fire Safety Statement.

22. Fire hose reel coverage shall comply with existing performance standards indicated on the Annual Fire Safety Statement.

23. Fire hydrant coverage shall comply with existing performance standards indicated on the Annual Fire Safety Statement.

24. Modifications to existing mechanical ventilation system to comply with AS 1668.2-2012 and BCA 2019 Part J5.

25. Return air in Airlock, Lab. Corridor and Labs to be ducted and installed with filters in accordance with AS 2243 (2010) and not use ceiling plenum as return air path.

26. Lab Corridor, Labs & Darkroom are to be pressurised with forced extraction of air to maintain negative pressure in accordance with AS 2243 (2010).

27. All Hydraulic work shall comply with AS 3500. No gap smaller than 25 mm behind any exposed service pipes.

28. All sinks and basins in Lab Corridor and Labs shall be fitted with separate water supply and non-return valves.

29. All drains to sinks and basins in Lab Corridor and Labs and shall be fitted with charged traps.

30. All benches in Lab Corridor and Labs shall have min 150 mm clearance under for cleaning.

31. Hooks to be provided for PPE in each Lab.

32. Eyewash station to be provided (if required) with Hands-free Hand Wash station in corridor outside Labs to comply with AS 4775..

33. Path of travel to comply with BCA D1.6, BCA 2019 Part D, Div 7 of EPA Reg 2000.

34. Floor to ceiling heights shall be not less than 2.4m in accordance with BCA 2019 Clause F3.1.

35. Artificial lighting to new works shall comply with BCA 2019 Clause F4.4(a)(i) and AS1680-2009.

36. New lighting where installed shall comply with BCA 2019 Part J6, Table J6.2a & J6.3.

37. Artificial lighting for all new works shall be individually operated by a switch or other control device in accordance with BCA 2019 Clause J6.3(e).

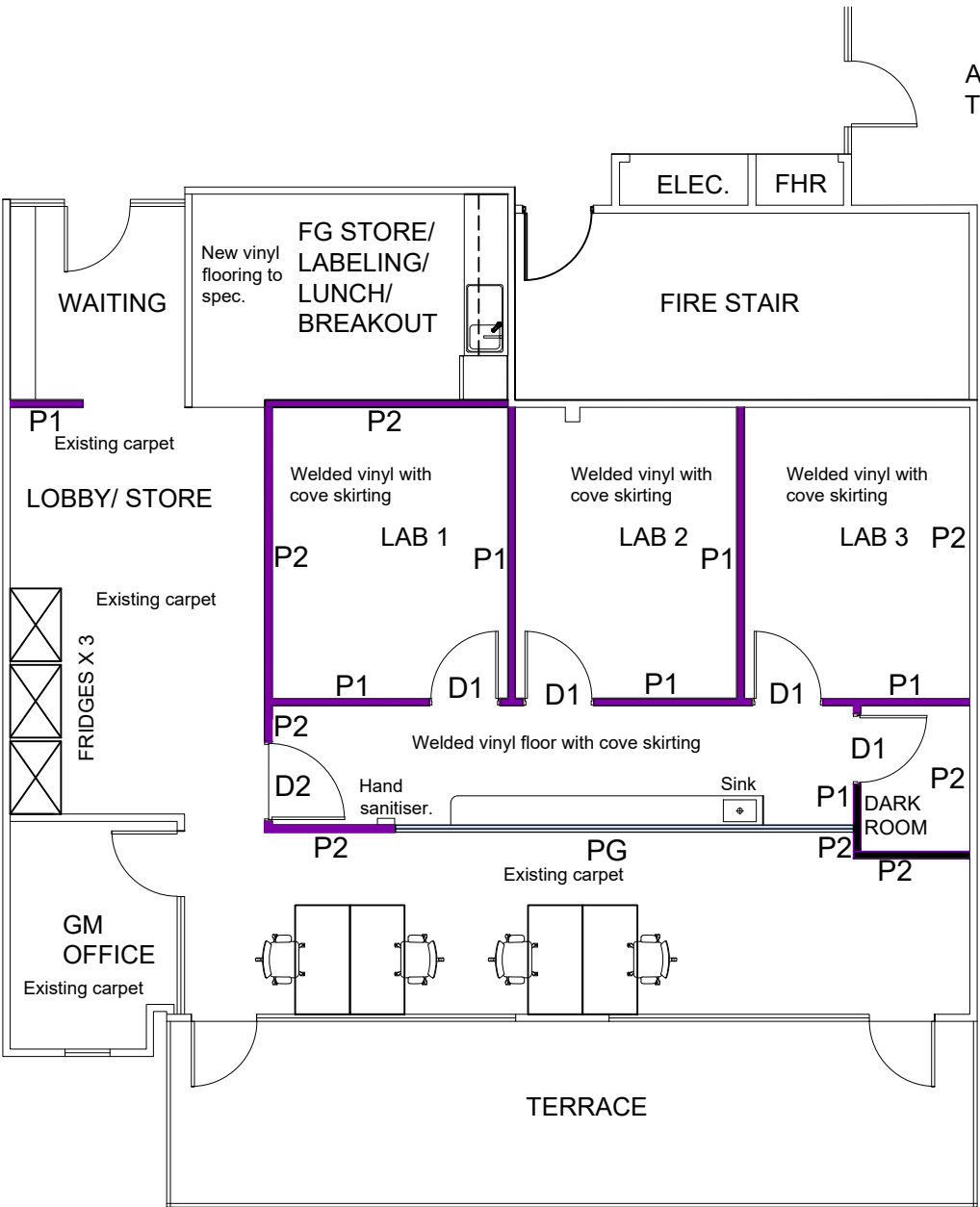
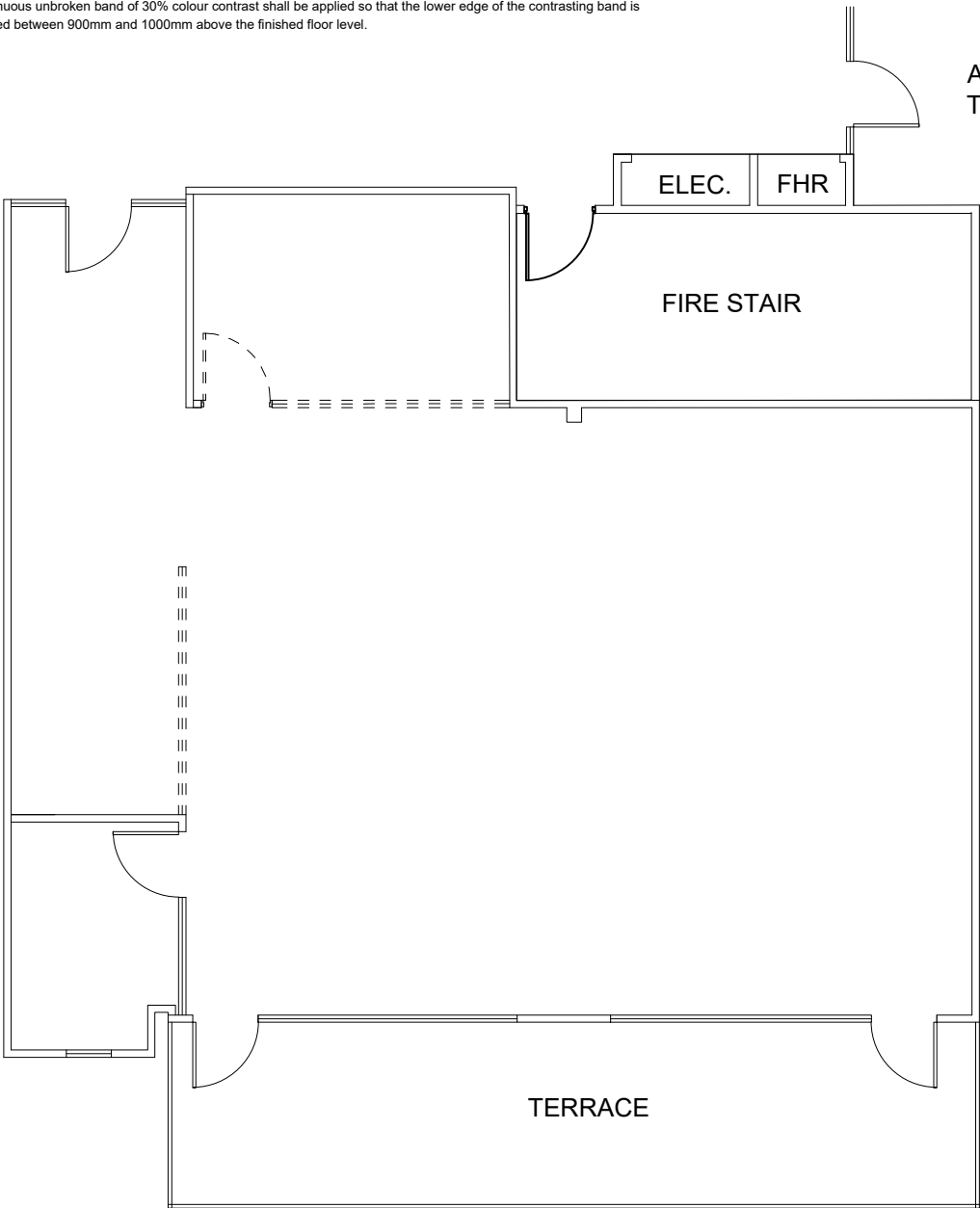
38. All electrical wiring shall comply with AS3000 - 2018.



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**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

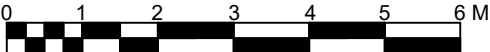
DA2019/1371



1

EXISTING FLOOR PLAN

1:100 @ A3



scale bar 1:50 @ A3

2

PROPOSED FLOOR PLAN

1:100 @ A3

FOR DEVELOPMENT APPLICATION

DATE:	AMENDMENT:
29.10.2019	B - FHR LOCATION PER AS BUILT.
30.10.2019	C - REPLAN OF LAB ENTRANCE & LUNCH ROOM.
06.11.2019	D - PARTITION MATERIAL COLOURS ADDED.

DEMOLITION LEGEND

Existing glass or plasterboard floor to ceiling height partition to be demolished. Allow to make good in preparation for new works (see Partition & Joinery Plan DA.03)

PARTITION LEGEND

Existing full height partition to remain.

P1

New full height plasterboard partition from slab to FCL. Use 64 mm steel studs with insulation internally and 13 mm plasterboard each side. All taped, set, sanded and ready for painting. 100mm clear anodised skirting and 25mm head trim.

P2

New full height plasterboard partition from slab to slab. Use 64 mm steel studs with insulation internally and 13 mm plasterboard each side. All taped, set, sanded and ready for painting. 100mm clear anodised skirting.

PG

New plasterboard / glass partition. Plasterboard to 1200 mm above FFL with glazing above to FCL. Bulkhead above to U/S of slab. Use 64 mm steel studs with insulation internally and 13 mm plasterboard each side. All taped, set, sanded and ready for painting. 100mm clear anodised skirting. Use 10.38mm laminated glass in clear anodised aluminium glazing section to match existing.

Existing full height glazed partition to remain.

G1

New full height glazed partition. Use 10.38mm laminated glass in clear anodised aluminium glazing section to match existing. Allow 100 x 45mm solid section at base and top of partition. Allow 100mm frosted film strip at 1000 mm above FFL per AS 1428.1.

Existing door to remain.

New 44 mm full height, solid core door, paint finish with lockset with free exit. Use 920 mm leaf & new doorstep. Allow Raven RP 70 rebated bottom seal and RP 78 perimeter seal. New door stop. Self closing device on all doors. Clear opening size, clearances and hardware to meet requirements of AS1428.1-2009. .

New 44 mm, full height solid core door. Wide leaf (1030 mm). Raven RP78 seals at frame. RP 70 rebated seals at base to create air-tight seal. Self closing device on all doors.

All new doors to comply with AS 1428.1-2009. Ensure minimum clear opening of 850 mm (leaf width min. 920mm). Ensure hinge side clearance (110mm) and latch side clearance (530 mm) in accordance with AS1428.1 - 2009. Ensure minimum luminance contrast of 30% in accordance with AS1428.1 - 2009.

DCI Partnership

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CLIENT

BIOPPOINT

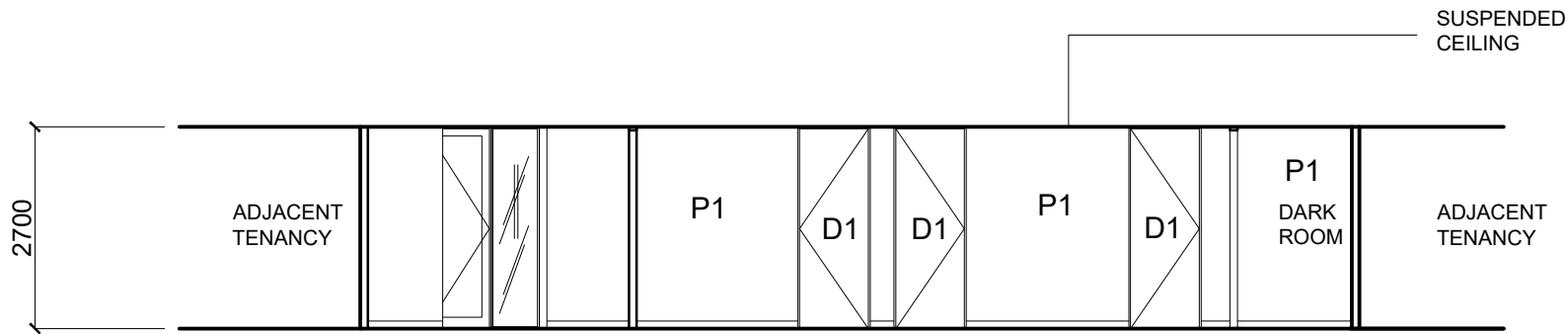
PROJECT
**PROPOSED NEW FITOUT SUITE 16,
13A NARABANG WAY, BELROSE**

DRAWING TITLE
**EXISTING & PROPOSED
FLOORPLANS**

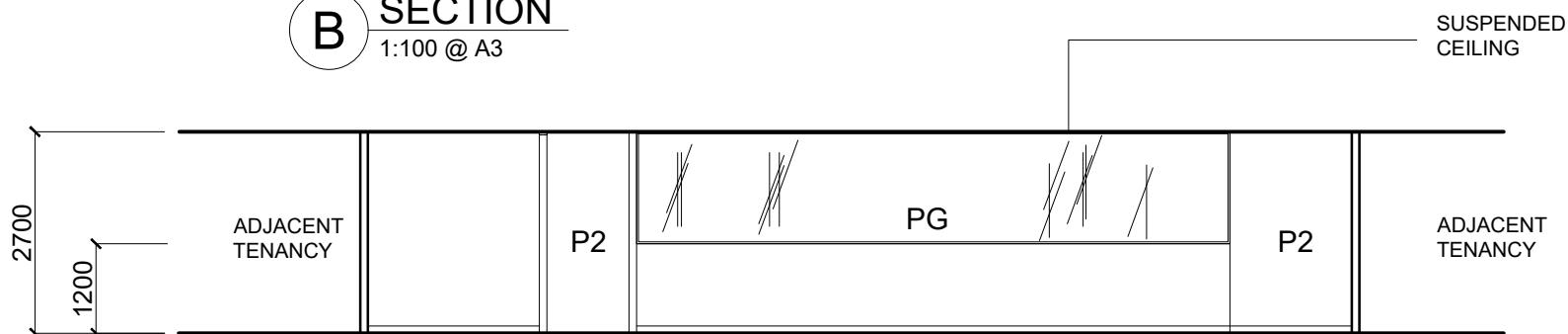
DATE		SCALE
22/10/19		1:100@A3
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RDV	BM	-
DRAWING NO.		REVISION
DA.02		D

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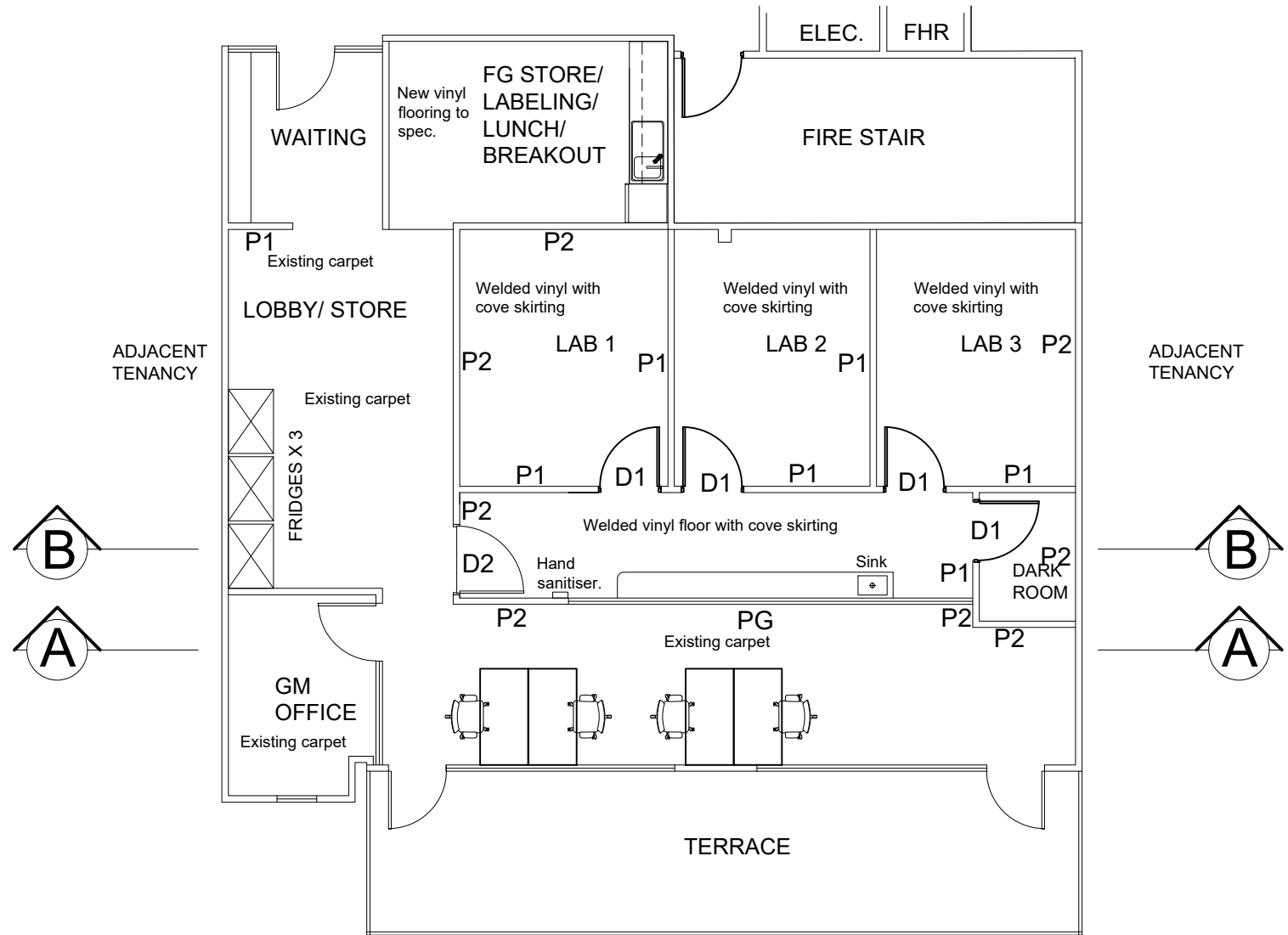
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B SECTION
1:100 @ A3



A SECTION
1:100 @ A3



1 PROPOSED FLOOR PLAN
1:100 @ A3

 **northern beaches council**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1371

PARTITION LEGEND	
Existing full height partition to remain.	
P1	New full height plasterboard partition from slab to FCL. Use 64 mm steel studs with insulation internally and 13 mm plasterboard each side. All taped, set, sanded and ready for painting. 100mm clear anodised skirting and 25mm head trim.
P2	New full height plasterboard partition from slab to slab. Use 64 mm steel studs with insulation internally and 13 mm plasterboard each side. All taped, set, sanded and ready for painting. 100mm clear anodised skirting.
PG	New plasterboard / glass partition. Plasterboard to 1200 mm above FFL with glazing above to FCL. Bulkhead above to U/S of slab. Use 64 mm steel studs with insulation internally and 13 mm plasterboard each side. All taped, set, sanded and ready for painting. 100mm clear anodised skirting. Use 10.38mm laminated glass in clear anodised aluminium glazing section to match existing.
	Existing full height glazed partition to remain.
G1	New full height glazed partition. Use 10.38mm laminated glass in clear anodised aluminium glazing section to match existing. Allow 100 x 45mm solid section at base and top of partition. Allow 100mm frosted film strip at 1000 mm above FFL per AS 1428.1.
	Existing door to remain.
D1	New 44 mm full height, solid core door, paint finish with lockset with free exit. Use 920 mm leaf & new doorstop. Allow Raven RP 70 rebated bottom seal and RP 78 perimeter seal. New door stop. Self closing device on all doors. Clear opening size, clearances and hardware to meet requirements of AS1428.1-2009. .
D2	New 44 mm, full height solid core door. Wide leaf (1030 mm). Raven RP78 seals at frame. RP 70 rebated seals at base to create air-tight seal. Self closing device on all doors.
	All new doors to comply with AS 1428.1-2009. Ensure minimum clear opening of 850 mm (leaf width min. 920mm). Ensure hinge side clearance (110mm) and latch side clearance (530 mm) in accordance with AS1428.1 - 2009. Ensure minimum luminance contrast of 30% in accordance with AS1428.1 - 2009.

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CLIENT
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PROJECT
PROPOSED NEW FITOUT SUITE 16,
13A NARABANG WAY, BELROSE

DRAWING TITLE
PROPOSED ELEVATIONS

DATE		SCALE
22/10/19		1:100@A3
DRAWN	CHECKED	PROJECT NO.
RDV	BM	-
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DA.03		A

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FOR DEVELOPMENT APPLICATION