

Standards Alert

A new specification Building Design Specification Version 1 is now available.

This specification sets the requirements for the design of Sydney Water buildings associated with operational facilities. This document:

- Specifies the structural requirements,
- Clarifies the National Construction Code (NCC) requirements, and
- References specifications for other disciplines related to the buildings.

Why has the specification been created?

Sydney Water buildings are considered Critical Infrastructure. This means they have higher safety, security, and operational requirements than regular buildings. These special needs are not fully addressed by the NCC. Without a clear specification, this has led to confusion for the designers and deliver partners, causing delays and changes during projects.

This new specification will provide clear and consistent requirements and set expectations, which avoid misinterpretations and help speeding up project delivery.

What are the requirements?

Main intent of this specification:

- Provide clear guidance on requirements of National Construction Code relating to SW buildings (reduce delay/rework associated with disagreement about NCC requirements relating to SW buildings).
- List specific requirements regarding Civil and Structural aspects, for the different types of SW buildings (reduce delay/rework associated with disagreement about Sydney Water specific Civil & Structural requirements relating to SW buildings).
- This will enable consistent, safe, and economic design, also providing clarity on expectation form designers and builders (reduce delay/rework

- associated with disagreement about Sydney Water specific safety & ergonomic design requirements relating to SW buildings).
- The current information on building requirements which is placed in other discipline specifications, will be moved to Civil/Structural discipline specifications (reduce design effort by consolidating requirements into a reduced suite of documents).

Key points

- Sets special requirements for buildings classified as Critical Infrastructure.
- Prescriptive Building Classification and Type of Construction to the NCC.
- Prescriptive Importance Level and Design Life.
- Prescriptive fire resistance of building elements.
- Specifies requirements for buildings in bushfire-prone areas.
- Specifies requirements for repurposing existing buildings.
- Initiatives for sustainable and climate change resilience.



How does this specification impact users and what are the key benefits?

This specification provides clarification to designers and developers regarding Sydney Water's expectations for building design.

It establishes a standard approach to the design of buildings, specifically customized for Sydney Water application, taking into consideration the challenges and lessons learned. Variations in requirements for different classes of buildings are set depending on their function and criticality.

This specification becomes a tool for the Sydney Water project team to enforce quality, cost, and timely completion of projects.

By clarifying design requirements and eliminating ambiguity, Sydney Water can obtain accurate pricing without cost overruns.

When can I start using the new specification?

For projects where the design has commenced, the current version can continue to be used.

Where the design has not yet commenced, the new version must be used.

Where can I find the new specification?

The specification is available on:

[iConnect](#) (for SW staff),

[SW Delivery Portal](#) (for SW contractors), and

[SW website](#).

How can I provide feedback?

If you have any feedback on this specification, please contact the author by email at:

standards@sydneywater.com.au.

Please feel free to pass this alert onto others that may benefit.