

## OCCUPATION CERTIFICATE No. J/77271/05

issued under the Environmental Planning and Assessment Act 1979 Sections 6.3, 6.4 and 6.9 & Part 5 of Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

### Owner

Name: Wee Hur Capital PTE LTD  
 Address: 8 Gillingham Street, Woolloongabba, QLD 4102

### Property Details

Address: 13-23 Gibbons Street, REDFERN NSW 2016  
 Lot/Portion No: -  
 DP No: SP60485  
 Municipality: City of Sydney Council

### Building Details

Description of development: Demolition of existing structures and construction of an 18-storey student accommodation building comprising:
 

- 419 student accommodation beds
- communal student facilities, including lounge areas, games room, gymnasium and external terraces on levels 2, 3 and 4
- one ground floor retail tenancy
- new through-site link, public domain and landscaping works

 Part of building: Stage 1 as per demarcation plan (Attachment 188)  
 New Building: Yes Change of Use: No  
 Use: Student accommodation, retail, and storage  
 BCA classification(s): 3, 6, 7b & 8

### Development Consent

Certificate no.:	SSD 9194	SSD 9194 MOD1	SSD 9194 MOD 2
Date of Determination:	06 October 2020	09 December 2020	14 April 2021
Certificate no.:	SSD 9194 MOD 3	SSD 9194 MOD 4	SSD 9194 MOD 5
Date of Determination:	29 June 2021	24 December 2021	12 December 2022

### Construction Certificate

Certificate no:	J/77271/01	J/77271/02	J/77271/03
Date of Determination:	20 August 2021	26 November 2021	20 December 2021
Certificate no:	J/77271/03(MOD)	J/77271/03(MOD2)	J/77271/04
Date of Determination:	1 July 2022	28 February 2023	29 November 2022

### Fire Safety Performance Solution

Report Title:	Fire Engineering Report	Revision:	9
Reference Number:	38517	Accreditation Number:	BDC3205
Report Date:	3 June 2022		
Fire Engineer:	Jason Toh		

### Determination

Type of Certificate: Part  
 Approved/Refused: Approved  
 Date of Determination: 27 March 2023  
 Date Whole of Building Occupation Certificate Required: 27 March 2028  
 (5 years from date of issuance of Occupation Certificate for first stage of partially complete building)

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**Attachments**

1. Fire Safety Schedule.
2. Application Form for Occupation Certificate.
3. Mandatory Critical Stage Inspection Summary Report (CSI)
4. Construction Certificate No. J-77271-01 prepared by McKenzie Group Consulting dated 20 August 2021
5. Construction Certificate No. J-77271-02 prepared by McKenzie Group Consulting dated 26 November 2021
6. Construction Certificate No. J-77271-03 prepared by McKenzie Group Consulting dated 20 December 2021
7. Construction Certificate No. J-77271-03(MOD) prepared by McKenzie Group Consulting dated 1 July 2022
8. Construction Certificate No. J-77271-03(MOD2) prepared by McKenzie Group Consulting dated 28 February 2023
9. Construction Certificate No. J-77271-04 prepared by McKenzie Group Consulting dated 29 November 2022
10. Compliance Certificate for GFA and Building Height works prepared by LCG dated 24 February 2023
11. Contractor Licence No. 247083C for George Abikhalil
12. Contractor Licence No. 255839C for Empire Essential Services
13. Contractor Licence No. 360615C for Tight Seal Waterproofing
14. Contractor Licence No. 372626C for Zwaid Al-Badry
15. Contractor Licence No. 392415C for Moroun Gebran
16. Contractor Licence No. SU008650 for Matthew Graham Smith
17. Crime Prevention Through Environmental Design Assessment Report prepared by Veris dated 24 October 2019
18. Email Correspondence regarding Acknowledgement of Payment prepared by FRNSW dated 16 March 2023
19. Email Correspondence regarding Application for Final Fire Safety Report prepared by McKenzie Group dated 15 March 2023
20. Email Correspondence regarding Consent Condition E5 prepared by Department of Planning NSW dated 21 December 2022
21. Email Correspondence regarding Consent Condition E32 prepared by City of Sydney Council dated 4 April 2022
22. Email Correspondence regarding Consent Conditions A8, B9 & B10 prepared by Department of Planning NSW dated 30 January 2023
23. Email Correspondence regarding Development Contributions prepared by City of Sydney Council dated 22 November 2022
24. Email Correspondence regarding Finished Building Height prepared by Airspace protection dated 10 February 2023
25. Email Correspondence regarding Lighting Completion prepared by Richard Crookes Construction dated 16 March 2023
26. Email Correspondence regarding Operational Plan of Management prepared by NSW Police Force dated 14 December 2022
27. Email Correspondence regarding Post Approval Doc Submission for Condition E5 prepared by Department of Planning NSW dated 25 January 2023
28. Email Correspondence regarding Private Waste Contractor prepared by City of Sydney Council dated 31 January 2023
29. Email Correspondence regarding Property Numbering prepared by City of Sydney Council dated 26 September 2022
30. Email Correspondence regarding Updated Operational Plan of Management prepared by City of Sydney Council dated 14 December 2022
31. Installation Certificate for Acoustic works prepared by YH Interior Company dated 14 March 2023
32. Installation Certificate for Basix Completion works prepared by ESS Fire dated 6 March 2023
33. Installation Certificate for Basix Completion works prepared by G Force Technologies dated 15 March 2023
34. Installation Certificate for Basix Completion works prepared by Trinity dated 10 March 2023
35. Installation Certificate for Basix Completion works prepared by YH Interior dated 14 March 2023
36. Installation Certificate for Bike Storage works prepared by Richard Crookes Construction dated 15 March 2023
37. Installation Certificate for Building Fabric works prepared by Trinity dated 10 March 2023
38. Installation Certificate for Building Fabric works prepared by YH Interior dated 15 February 2023
39. Installation Certificate for Civil works prepared by ACE Civil dated 8 November 2021
40. Installation Certificate for Consent Condition E21 Basix Completion prepared by McPherson Plumbing dated 1 March 2023
41. Installation Certificate for Consent Condition E22 works prepared by McPhersons Plumbing dated 1 March 2023
42. Installation Certificate for Consent Conditions B22 & B23 Stormwater works prepared by JHA dated 13 March 2023
43. Installation Certificate for Dry Fire Service works prepared by EES dated 8 March 2023
44. Installation Certificate for Electrical works prepared by G Force Technologies dated 7 March 2023
45. Installation Certificate for Energy Efficiency works prepared by G Force Technologies dated 7 March 2023
46. Installation Certificate for Energy Efficiency works prepared by McPherson Plumbing dated 1 March 2023

47. Installation Certificate for FHR Pressure & Flow works prepared by McPherson Plumbing dated 1 March 2023
48. Installation Certificate for Fire and Smoke Door works prepared by Cemac Doors & Hardware dated 7 March 2023
49. Installation Certificate for Fire Hose Reel works prepared by McPherson Plumbing dated 1 March 2023
50. Installation Certificate for Fire Seal works prepared by G Force Technologies dated 15 March 2023
51. Installation Certificate for Glazing works prepared by Trinity dated 10 March 2023
52. Installation Certificate for Hydraulic Service works prepared by McPherson Plumbing dated 1 March 2023
53. Installation Certificate for Lighting works prepared by G Force Technologies dated 16 March 2023
54. Installation Certificate for Natural Gas Service works prepared by McPherson Plumbing dated 1 March 2023
55. Installation Certificate for Portable Extinguisher & Blanket works prepared by EES dated 6 March 2023
56. Installation Certificate for Stormwater works prepared by McPherson Plumbing dated 1 March 2023
57. Installation Certificate for Roof Construction & Covering works prepared by Quikdeck Roofing dated 6 March 2023
58. Installation Certificate for Waterproofing works prepared by Interpod dated 14 March 2023
59. Installation Certificate for Waterproofing works prepared by Tight Seal Waterproofing dated 9 March 2023
60. Installation Certificate for Sprinkler and Hydrant Service works prepared by EES dated 15 March 2023
61. Installation Certificate for Balustrades and Handrail works prepared by YH Interiors dated 14 March 2023
62. Installation Certificate for Structural Adequacy works prepared by Australia Wide Consulting dated 14 March 2023
63. Installation Certificate for Waterproofing works prepared by First Choice dated 7 March 2023
64. Installation Certificate for Emergency Lighting & Exit Signage works prepared by G Force Technologies dated 14 March 2023
65. Installation Certificate for Fire Rated Blockwork prepared by Aspec Masonry dated 7 March 2023
66. Installation Certificate for Self-Closing Hopper works prepared by Chute Solutions dated 3 March 2023
67. Installation Certificate for Stair Nosing & Tactile works prepared by Walmay dated 2 March 2023
68. Installation Statement for Heritage Interpretation Plan prepared by Artefact dated 6 October 2020
69. Letter and Guild for Property Numbering prepared by City of Sydney Council dated 26 September 2022
70. Letter regarding Consent Condition B22 prepared by Richard Crookes Construction dated 10 March 2023
71. Letter regarding Consent Condition B23 WAE Approval prepared by Sydney Water dated 9 March 2023
72. Letter regarding Post Approval Submission for Consent Condition E5 prepared by Wee Hur Capital dated 22 December 2022
73. Letter regarding Post Approval documents for Consent Condition E5 prepared by Wee Hur Capital dated 15 December 2022
74. Letter regarding Reg Item 36 prepared by Richard Crookes Construction dated 2 February 2023
75. Letter regarding Reg Item 13 prepared by Richard Crookes Construction dated 20 March 2023
76. National Engineering Register Portfolio for Ahmed Karim
77. National Engineering Register Portfolio for Ben Cheong
78. National Engineering Register Portfolio for Craig Stemp
79. National Engineering Register Portfolio for Ertaz Chowdhury
80. National Engineering Register Portfolio for Paul Webber
81. Accessibility Assessment Report Rev A prepared by ABS dated 1 October 2019
82. BASIX Certificate No. 1045175M\_05 prepared by Vipac dated 18 August 2022
83. Building Certifiers Public Register for Stephen King
84. Contractor Licence No. 220775C for George Technologies
85. Contractor Licence No. 345155C for Jacob Michael McPherson
86. Contractor Licence No. R96927 for Stephen Peter Monks
87. Contractor Licence No. 47646C for Richard Crookes Constructions
88. Compliance Statement of Completion for Access works prepared by ABS dated 20 March 2023
89. CPTED Completion Compliance Certificate prepared by WSP dated 14 March 2023
90. Email Correspondence regarding Acknowledgement of Payment prepared by Wee Hur dated 16 March 2023
91. Email Correspondence regarding Fire Stair Door Frame Perimeter Seals prepared by Stantec dated 22 March 2023
92. Email Correspondence regarding Inspection Report 29 prepared by Richard Crookes Construction dated 22 March 2023
93. Energy Sustainability Review prepared by SLR dated 10 March 2023
94. Environmental Wind Review prepared by SLR dated 10 March 2023
95. Filterra Operations Maintenance Manual prepared by Ocean Project
96. Fire Engineering Report Rev 09 prepared by Stantec dated 3 June 2022
97. Gas Supply Contract and Supply Details prepared by Origin dated 7 September 2021
98. Operational Waste Management Plan prepared by Waste Audit dated March 2022
99. Performance Solution Report for Accessible Rooms prepared by ABS dated 9 November 2021
100. Photo Evidence of Street Numbering
101. Post Approval Form for Consent Condition E5 prepared by NSW Department of Planning
102. Receipt for Installation of Metering Point and Commission prepared by Metering Dynamics dated 11 August 2022
103. Structural Adequacy Certificate for Post-Tensioned Slab works prepared by PT Works dated 8 March 2023

104. Technical Data Sheet for Austral SDS 140mm Grey Blocks prepared by Austral Masonry
105. Technical Data Sheet for Austral SDS 190mm Grey Blocks prepared by Austral Masonry
106. Title Search for Lot 1 In Deposited Plan 1002798 prepared by NSW Land Registry Services dated 15 March 2023
107. Commissioning Certificate for Sprinkler & Hydrant Flowtest prepared by EES dated 8 March 2023
108. Assessment Report No. 21405-02 for Promat FWR-100 Retrofit Collars prepared by Exova Warringtonfire dated 9 November 2018
109. Assessment Report No. 45807.7 for uPVC & HDPE Penetrations prepared by Warringtonfire dated 17 June 2021
110. Assessment Report No. 29592300 R5.0 for Promat Fire Collars prepared by Warringtonfire dated 24 February 2020
111. Assessment Report No. FAS180527 R1.3 for Promaseal CIL Collars prepared by Warringtonfire dated 16 December 2020
112. Assessment Report No. FCO 2872 Rev D for TVC Core Doorsets prepared by CSIRO dated 4 October 2018
113. Assessment Report No. FCO-1579 Rev D for Fryeflex Sealant & Twrap prepared by CSIRO dated 26 November 2020
114. Dilapidation Report Post Structure Completion prepared by Douglas Partners dated 27 February 2023
115. Email Correspondence regarding Confirmation of Management Plan prepared by Stantec dated 17 February 2023
116. External Wall Disclosure Certificate prepared by Trinity dated 14 March 2023
117. Fire Assessment Report No. C91611a R3.0 for Promastop Unicollar prepared by Warringtonfire dated 10 March 2020
118. Fire Assessment Report No. FAS190366 R4.2 for uPVC & HDPE Pipe Penetration prepared by Warringtonfire dated 4 February 2020
119. Fire Assessment Report No. FAS200048 R1.1 for FyrePlug Pillow & TWrap Insulation prepared by WarringtonFire dated 27 May 2020
120. Green Travel Plan prepared by TTPP dated 17 December 2018
121. Installation Certificate for Basix Completion works prepared by Richard Crookes Construction dated 15 March 2023
122. Installation Certificate for Lift works prepared by Otis Elevator Company dated 14 March 2023
123. Letter regarding Structural Plan Certification prepared by LTS dated 10 March 2023
124. Post Completion Fire Engineering Review prepared by Stantec dated 14 March 2023
125. Regulatory Information Report No. FAS180439 RIR 1.2 for Hebel Wall Penetrations prepared by Warringtonfire dated 11 September 2019
126. Technical Data Sheet for ABM MB60 Spandrel Thermal Insulation
127. Technical Data Sheet for KG4002 Intumescent Retro-fit Seal prepared by Kilargo
128. Test Report No. 7-592007-AN for Online Carpet Tile prepared by AWTA dated 1 July 2013
129. Test Report No. 125620 for Bolon Woven Vinyl Profiled Yarn prepared by APL dated 13 June 2012
130. Test Report No. A-14-879 for Hebel PowerPanel Wall prepared by FSRG dated 26 June 2014
131. Test Report No. A-16-024 for HDPE Floor Waste Pipe & uPVC Floor Waste Pipe prepared by FSRG dated 2 September 2016
132. Warranty & Installation Certificate for Fast Tread prepared by FTI Group
133. Wayfinding Signage Pack for Common Area and Rooms prepared by A Sign dated 16 September 2022
134. Wayfinding Statutory Signage Pack prepared by A Sign dated 20 September 2022
135. Wayfinding Sign for Access to FCR 1 prepared by EES
136. Wayfinding Sign for Access to FCR 2 prepared by EES
137. Wayfinding Sign for Access to Fire Control Room prepared by EES
138. Wayfinding Sign for Access to PUMP Room prepared by EES
139. Technical Data Sheet for Elastomeric Perimeter Seal IS 1212 prepared by Kilargo
140. Technical Data Sheet for Automatic Door Bottom Seals IS 8010 Kilargo
141. Assessment Report No. FCO-3472 for TVC 40 Maxi Doorsets prepared by CSIRO dated 27 September 2022
142. Combined Floor Block Plans prepared by EES
143. Contractor Licence No. 141852C for ARA Mechanical Services
144. DA Conditions Comments Sheet Rev 7 dated 19 January 2023
145. Fire Assessment Report No. FAR 4194 Issue 2 for ADS Lift Landing Doors prepared by BRANZ dated 14 June 2022
146. Fire Resistance Test Report No. FRT200323 R1.1 prepared by Warringtonfire dated 21 June 2021
147. Hold Points Monitoring Sheet Rev 1 dated 27 February 2023
148. Section 88E Positive Covenant prepared by Office of Registrar General dated 13 August 2021
149. Installation Certificate for Energy Efficiency works prepared by ARA Mechanical dated 15 March 2023
150. Installation Certificate for Fire Hazard Properties prepared by Carpet Cutters Commercial dated 14 March 2023
151. Installation Certificate for Mechanical Services prepared by ARA Mechanical Services dated 15 March 2023
152. Installation Certificate for NCC Part J Energy Efficiency works prepared by G Force Technologies dated 10 February 2023



153. Installation Certificate for NCC Part J Energy Efficiency works prepared by McPherson Plumbing dated 10 February 2023
154. Installation Certificate for Slip Resistance works prepared by Richard Crookes Construction dated 10 March 2023
155. Installation Certificate for Energy Efficiency works prepared by Vipac dated 21 March 2023
156. Installation Certificate for Basix Completion works prepared by ARA Mechanical dated 15 March 2023
157. Letter of Intent regarding Master Service Agreement prepared by Superloop dated 27 February 2023
158. Letter regarding Post Construction Dilapidation Report prepared by Webber Design dated 10 March 2023
159. Logbook of Fire Resistance Doorsets - Schedule of Evidence prepared by CEMEC dated 7 March 2023
160. Regulatory Information Report No. 180410.4 for Elephants Foot Self Closing Hopper prepared by Warringtonfire dated 22 January 2020
161. Schedule of Fire Hazard Properties of Flooring Materials prepared by Carpet Cutters Commercial dated 22 March 2023
162. Service Agreement No. 0137 prepared by Waste Clear dated 9 February 2023
163. Slip Test Report No. 16-10450 for Navigate Hazard Tile prepared by ATTAR dated 15 August 2016
164. Slip Test Report No. 17-12153.5 for Navigate Stainless Steel Hazard TGSI prepared by ATTAR dated 30 November 2017
165. Slip Test Report No. 23-2215 for Gibbons St Entry Ramp prepared by Slip Assessment Services dated 2 March 2023
166. Slip Test Report No. 23-2230 for Garbage Room Ramps prepared by Slip Assessment Services dated 7 March 2023
167. Slip Test Report No. 23-2231 for Level 1 Fire Egress Ramp Slip Assessment Services dated 7 March 2023
168. Slip Test Report No. 110817A for Cementa Aspect Grey Matt prepared by Slip STop dated 11 August 2017
169. Slip Test Report No. R7701 for 700 Seres Stair Nosing Insert prepared by Safe Environments dated 16 March 2018
170. Solar Block Plan for Basement & Level 1
171. Stormwater OSD Maintenance Schedule
172. Technical Data Sheet for Brass Compact Hydrant Valve NSW STORZ prepared by ReFire
173. Test Report No. 20-000610 for Omisports Reference Multi-Use prepared by AWTA dated 21 May 2020
174. Test Report No. 7733 for Eigen Tactile prepared by CSIRO dated 2 August 2016
175. Test Report No. 148275 for IQ Granit prepared by APL dated 9 August 2014
176. Test Report No. R21-182A2 for Interface LT Vinyl Tile prepared by Sydney Carpet Laboratory dated 10 March 2023
177. Test Report No. R23-041 for Composure 18OZ Glasbac prepared by Sydney Carpet Laboratory dated 21 March 2023
178. Test Reports & Certificates Schedule prepared by McPherson Plumbing
179. As-Built Demarcation Plans for Carpet and Vinyl Floor Coverings prepared by AJ+C
180. As-Built Plans for Electrical works prepared by G Force Technologies
181. As-Built Plans for Fire Electrical works prepared by EES
182. As-Built Plans for Hydraulic works prepared by McPherson Plumbing
183. As-Built Plans for Structural works prepared by Webber Design
184. As-Built Plans for Wet Fire Service works prepared by EES
185. Balustrade Demarcation Plan prepared by AJ+C
186. Garbage Chute Hopper Door Demarcation Plan prepared by AJ+C
187. Slip Test and Tactile Demarcation Plans prepared by AJ+C
188. Demarcation Plan prepared by Richard Crookes Constructions
189. Combined Evacuation Plans Rev A prepared by FBP dated 3 November 2022
190. Occupation Certificate Compliance Letter for DA Comments Sheet prepared by Transport for NSW dated 17 March 2023
191. Plans for Hydraulic Penetration works prepared by McPherson Plumbing
192. Plan for WAE Survey works prepared by LTS dated 10 March 2023
193. Plans for Address Number works prepared by A Sign dated 11 November 2022
194. Plans for Electrical Penetrations works prepared by G Force Technologies
195. Plans for Fire Hose Reel Coverage works prepared by EES
196. Identification Survey Plan Rev B prepared by LCG dated 9 February 2023
197. Payment Receipt for Plant Item Registration Fee prepared by SafeWork NSW dated 17 March 2023
198. Level 1 Project Assessment for ASP Compliance prepared by Ausgrid dated 22 November 2022
199. Photo Evidence of Contractor Licence No. 360615C for Waterproofing Technician Tight Seal Waterproofing
200. Plant Item Registration Form for Lifts 1, 2 & 3 prepared by SafeWork NSW dated 17 March 2023
201. Operational Plan of Management Ver 3 prepared by Y Suites dated March 2023
202. Penetration Reports Section 1 of 7 prepared by McPherson Plumbing dated 20 February 2023
203. Penetration Reports Section 2 of 7 prepared by McPherson Plumbing dated 20 February 2023
204. Penetration Reports Section 3 of 7 prepared by McPherson Plumbing dated 20 February 2023
205. Penetration Reports Section 4 of 7 prepared by McPherson Plumbing dated 20 February 2023
206. Penetration Reports Section 5 of 7 prepared by McPherson Plumbing dated 20 February 2023
207. Penetration Reports Section 6 of 7 prepared by McPherson Plumbing dated 20 February 2023
208. Penetration Reports Section 7 of 7 prepared by McPherson Plumbing dated 20 February 2023

209. Certificate of Compliance and Warranty prepared by Mansour Paving dated 13 February 2023
210. Certificate of Title prepared by Office of Registrar General dated 20 March 2017
211. Compliance Statement for Concealed Space prepared by EES
212. Firedoc Report Schedule 2 Treatment Schedule prepared by McPherson Plumbing
213. Letter regarding Response to Inspection Report 29 prepared by EES
214. Positive Covenant AR579668 prepared by office of Registrar General dated 16 March 2023
215. Test Report No. 18-0006446 for Everoll Rubber Flooring prepared by AWTA dated 28 February 2018
216. Demarcation Plans prepared by trinity
217. Fire Penetration Report prepared by EEs dated 6 March 2023
218. Interim Fire Safety Certificate prepared by Wee Hur Capital dated 15 March 2023
219. Plans for Dry Fire Penetration works prepared by EES
220. As-Built Plans for Mechanical works prepared by ARA Mechanical
221. Assessment Report No. FCO 2872 Rev D for TVC Core Doorsets prepared by CSIRO dated 4 October 2018
222. Assessment Report No. FCO-3472 for Firecore TVC 30 Mini & TVC-40 Maxi Doorsets prepared by CSIRO dated 27 September 2022
223. Compliance Certificate for Acoustic works prepared by Acoustic Logic dated 23 March 2023
224. Fire Penetrations Report prepared by EES dated 6 March 2023
225. Installation Certificate for Energy Efficiency works prepared by ARA Mechanical dated 14 March 2023
226. Email Correspondence regarding Road Rectification prepared by City of Sydney dated 20 March 2023
227. Installation Certificate for Fire Seals & Dry Fire Service works prepared by EES dated 6 March 2023
228. Installation Certificate for Fire Seals & Wet Fire Service works prepared by EES dated 6 March 2023
229. Installation Certificate for Handrail works prepared by Otis Elevators dated 14 March 2023
230. Installation Certificate for Landscaping works prepared by AYZ Landscapes dated 14 March 2023
231. Installation Certificate for Sealant works prepared by Walker Caulkers dated 14 March 2023
232. Installation Certificate for Smoke Proof Construction prepared by McPherson Plumbing dated 14 March 2023
233. Installation Certificate for Window works prepared by Trinity dated 14 March 2023
234. Letter regarding Lighting Detection of Through Link prepared by Lighting, Art & Science dated 23 February 2023
235. National Engineering Register Portfolio for Matthew Beament
236. Plans for Wet Fire Penetration works prepared by EES
237. Registered Surveyor Licence No. SU004161 for Shane Michael Lawrence
238. Section 73 Compliance Certificate prepared by Sydney Water dated 23 March 2023
239. Section 142 Termination of Strata Scheme prepared by NSW Land Registry Services
240. Statement regarding Ceiling & Floor Linings prepared by Richard Crookes Construction dated 14 March 2023
241. Title Search for Lot 1 in Deposited Plan 1002798 prepared by NSW Land Registry Services dated 24 March 2023
242. Compliance Certificate for Glazed Balustrade works prepared by AMMI Balustrades dated 14 March 2023
243. Fire Test Report No. N11189 for FyreFlex Sealant prepared by Fire Research Laboratories dated 15 March 1989
244. Photo Evidence of Registered Land Surveyor Licence for Shane M Lawrence
245. Plans for Advanced Precast works prepared by AJ+C
246. Plans for Stormwater WAE works prepared by JHA
247. Test Report No. 376610B for Sikaflex-400 prepared by Exova Warringtonfire dated 3 August 2017
248. Test Report No. 54503700.1 for Sikaflex-400 Fire Sealant prepared by Exova Warringtonfire dated 7 June 2018
249. Plan of Easement for DP1292635 prepared by Registrar General dated 23 March 2023
250. Plans for Mechanical Penetration works prepared by ARA Mechanical
251. Service Agreement for Electrical Services prepared by Shell Energy dated 1 February 2023
252. As-Built Plans for Fire Service works prepared by EES
253. Test Report for FL07,FL25 Polyflor Palettone prepared by BTTG dated 21 August 2017
254. Mechanical Test Report No. FCO1579 for FyreFlex HP prepared by CSIRO
255. Test Report for Polyflor Flooring prepared by BTTG dated 15 November 2016
256. Technical Information for Display of Premises Numbering prepared by City of Sydney Council
257. Fire Penetrations Report prepared by Aces dated 24 March 2023
258. Design Statement for Consent Condition B16 Civil works prepared by 24 March 2023
259. Final Structural Inspection Certificate prepared by Webber Design dated 14 March 2023
260. Installation Certificate for Fire Seals & Collars works prepared by ARA Mechanical dated 15 March 2023
261. National Engineering Register Portfolio for Dinh Lan Nguyen
262. National Engineering Register Portfolio for Faras Daneshgari
263. Email Correspondence regarding Consent Condition E20 Structural Certificate prepared by Richard Crookes Construction dated 24 March 2023
264. Email Correspondence regarding Consent Condition E20 Structural drawings prepared by Richard Crookes Construction dated 24 March 2023
265. Email Correspondence regarding Response to Dilaps prepared by AusDilaps dated 21 March 2023
266. Email Correspondence regarding Response to Dilaps prepared by AusDilaps dated 24 March 2023
267. Plans for Hydrant Coverage works prepared by EES

268. Electrical Penetrations Schedule and Register prepared by G Force Technologies dated 16 March 2023
269. Email Correspondence regarding Consent Condition E14 Dilap Report prepared by Richard Crookes Construction dated 24 March 2023
270. Email Correspondence regarding Consent Condition E14 Dilap Reports prepared by Richard Crookes Construction dated 24 March 2023
271. Email Correspondence regarding Final Inspection for Public Domain prepared by Richard Crookes Construction dated 24 March 2023
272. Installation Certificate for Fire Seals & Collars prepared by McPherson Plumbing dated 1 March 2023
273. Fire Assessment Report No. FAS190252 R11.0 for CSR Cemintel Fibre Cement prepared by Warringtonfire dated 11 August 2020
274. Installation Certificate for Lightweight Construction works prepared by YH Interior dated 14 March 2023
275. Section 88E Positive Covenant prepared by Registrar General dated 13 August 2021
276. Assessment Report No. 26593800.1 for Speedpanel Wall Systems prepared by Warringtonfire dated 21 December 2018
277. Commissioning & Test Sheet for Stair Pressurisation Test Record Purge System prepared by ACES dated 6 March 2023
278. Compliance Statement for Passive Rating Advice prepared by Jensen Hughes dated 24 March 2023
279. External Wall System Disclosure Statement prepared by Freshmore dated 14 March 2023
280. Installation Certificate for Precast works prepared by Advanced Precast dated 9 March 2023
281. Letter regarding Consent Condition E14 Dilapidation Reports prepared by Richard Crookes Construction dated 15 March 2023
282. Letter regarding Consent Condition E33 OWMP prepared by Richard Crookes Construction dated 14 March 2023
283. Letter regarding Consent Condition E35 Public Art Strategy prepared by Richard Crookes Construction dated 14 March 2023
284. Letter regarding Consent Condition E35 Public Art Strategy prepared by Richard Crookes Construction dated 14 March 2023
285. National Engineering Register Portfolio for Dennis Nguyen
286. Post Construction Dilapidation Survey ADN23006A prepared by AusDilaps dated 8 February 2023
287. Post Construction Dilapidation Survey ADN23006B prepared by AusDilaps dated 13 February 2023
288. Post Construction Dilapidation Survey ADN23006C prepared by AusDilaps dated 17 February 2023
289. Post Construction Dilapidation Survey ADN23006D prepared by AusDilaps dated 17 February 2023
290. Post Construction Dilapidation Survey ADN23006E prepared by AusDilaps dated 17 February 2023
291. Post Construction Dilapidation Survey ADN23006F prepared by AusDilaps dated 27 February 2023
292. Post Construction Dilapidation Survey ADN23006G prepared by AusDilaps dated 15 March 2023
293. Post Construction Dilapidation Survey ADN23006H prepared by AusDilaps dated 15 March 2023
294. Post Construction Dilapidation Survey ADN23006I prepared by AusDilaps dated 15 March 2023
295. Post Construction Dilapidation Survey ADN23006K prepared by AusDilaps dated 15 March 2023
296. Post Construction Dilapidation Survey ADN23006L prepared by AusDilaps dated 15 March 2023
297. Post Construction Dilapidation Survey ADN23006N prepared by AusDilaps dated 15 March 2023
298. Post Construction Dilapidation Survey ADN23006O prepared by AusDilaps dated 15 March 2023
299. Ceiling Linings Fire Hazard Demarcation Plan
300. Lightweight Construction Demarcation Plans
301. Test Report No. FH13137-002 for Armstrong Ceiling Solutions Ceiling Tiles prepared by BRANZ dated 25 August 2020
302. Email Correspondence regarding Final Inspection prepared by Richard Crookes Construction dated 25 March 2023
303. Email Correspondence regarding Request to Remove Kerb & Gutter on Gibbon St prepared by Wee Hur dated 24 March 2023
304. Email Correspondence regarding Response to Final Fire Safety Report prepared by McKenzie Group dated 24 March 2023
305. Assessment Report No. FC12206-001 for Supasurface prepared by BRANZ dated 12 December 2019
306. External Wall System Disclosure Statement prepared by Freshmore dated 14 March 2023
307. Test Report No. 20-006548 for Nelly Woven Fabric prepared by AWTA dated 8 January 2021
308. Installation Certificate for Fire Hazard Properties Walls prepared by YH Interior dated 14 March 2023
309. Installation Certificate for Fire Hazard Properties prepared by YH Interior dated 14 March 2023
310. Letter regarding Consent Condition E7 Confirmation of Payment prepared by Richard Crookes Construction dated 14 March 2023
311. Letter regarding Consent Condition E38 Confirmation of payment prepared by Richard Crookes Construction dated 14 March 2023
312. Email Correspondence regarding Lift Registration prepared by Richard Crookes Construction dated 27 March 2023
313. Plant Item Registration Certificate for Lifts 1-3 prepared by SafeWork dated 27 March 2023

### Certificate / Part / Principal Certifier

McKenzie Group Consulting (NSW) Pty Ltd, certify that the work;

- We have been appointed as the principal certifier under s6.6(2)(a) of the Environmental Planning and Assessment Act 1979 and s57 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
- The health and safety of the occupants of the building have been taken into consideration where a part Occupation Certificate is being issued.
- A current Development Consent is in force for the building.
- If any building work has been carried out, a current Construction Certificate has been issued with respect to the plans and specifications for the building.
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.
- Where required, an interim fire safety certificate has been issued for the building.
- Where required, a report from the Commissioner of Fire Brigades has been considered.



Signature

Signed on behalf of the Company, McKenzie Group Consulting (NSW) Pty Ltd  
(ACN 093 211 995), Registered Body Corporate No. RBC 00006  
Signed by: Michael Krogh  
Registered Certifier Grade: Building Surveyor – Unrestricted  
Registered Certifier No.: BDC 04889

Date of endorsement                      **27 March 2023**  
Certificate Number                        **J/77271/05**



# ATTACHMENT 1

## Fire Safety Schedule

Issued under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulations 2021  
Section 78

No.	Measure	Particulars of Measure <i>(including where the requirement for the measure is set out or described i.e. in building plans or in a performance solution report)</i>
<b>STATUTORY FIRE SAFETY MEASURES</b>		
1.	Access Panels, Doors and Hoppers to fire-resisting shafts	BCA 2019 Amdt 1 Clause C3.13
2.	Automatic Fail-Safe Devices	BCA 2019 Amdt 1 Clause D2.19 & D2.21
3.	Automatic Fire Detection and Alarm System	BCA 2019 Amdt 1 Spec. E2.2a & AS 1670.1 – 2018, AS/NZS 1668.1 – 2015 & Fire Engineering Report 38517 Revision 09 prepared by Stantec dated 3 June 2022; <ul style="list-style-type: none"> <li>▪ Smoke detection – Activates local alarm inside the unit only, 180 secs later and the alarm has not been cancelled / verified, then building wide alarm activates</li> <li>▪ Heat detection – Building wide alarm activates. The heat detectors are to activate at 58°C and/or 10°C rise per min.</li> </ul>
4.	Automatic Fire Suppression System (sprinklers)	BCA 2019 Amdt 1 Spec. E1.5 & AS 2118.1 – 2017 & Fire Engineering Report 38517 Revision 09 prepared by Stantec dated 3 June 2022; <ul style="list-style-type: none"> <li>▪ An automatic sprinkler system is to be installed throughout in accordance with AS 2118.1 – 2017 with the provision that for sprinklers serving the kitchen and common area on Level 02 and 03 they are to be installed so as to achieve a row of sprinklers within 300 mm of the internal glazing separating the space from the public corridor. The sprinkler system is to have fast response heads throughout the building unless altered by this report.</li> <li>▪ The sprinklers protecting the glazing in the kitchen and common area on Level 02 and 03 and meeting room on level 04 are to be of concealed type sprinkler with a fast response head with the sprinkler activation temperature of 68 °C and the cover plate is to have an activation temperature of 59°C.</li> <li>▪ The sprinklers protecting the glazing on Level 02, 03 and 04 is to be located 0.3 m horizontally from the glazing.</li> <li>▪ Sprinkler head in bathroom pod is to be located in each pod.</li> <li>▪ Sprinklers are omitted from the artwork and supporting framework forming the awning/canopy overhanging the through site link.</li> <li>▪ The addition or relocation of a sprinkler head to in between the power/comms riser doors in the adjacent public corridors throughout all levels such that the sprinkler system maintains compliance with AS2118.1-2017</li> <li>▪ The sprinkler tank is to be installed as per AS2118.1 – 2017 with the exception of the continuous path of 600 mm around the tank.</li> <li>▪ Sprinkler control valves are located within Fire Stair 3 whereby they are located on alterative landings on each level.</li> </ul>
5.	Emergency Lifts	BCA 2019 Amdt 1 Clause E3.4 & AS 1735.1 – 2016
6.	Emergency Lighting	BCA 2019 Amdt 1 Clause E4.2, E4.4 & AS/NZS 2293.1 – 2018
7.	Emergency Warning and Intercommunication Systems	BCA 2019 Amdt 1 Clause E4.9 & AS 1670.4 - 2018 & AS 4428.4-2004 & Fire Engineering Report 38517 Revision 09 prepared by Stantec dated 3 June 2022;

		<ul style="list-style-type: none"> <li>▪ Smoke detection – Activates local alarm inside the unit only, 180 secs later and the alarm has not been cancelled /verified, then building wide alarm activates</li> <li>▪ Heat detection –Building wide alarm activates. The heat detectors are to activate at 58°C and/or 10°C rise per min.</li> </ul>
8.	Exit Signs	BCA 2019 Amdt 1 Clauses E4.5, NSW E4.6 & E4.8 and AS/NZS 2293.1 – 2018
9.	Fire Control Room	<p>BCA 2019 Amdt 1 Spec. E1.8 &amp; Fire Engineering Report 38517 Revision 09 prepared by Stantec dated 3 June 2022;</p> <ul style="list-style-type: none"> <li>▪ The Fire Control Room is not located at the main entrance of the building with change in elevation along access path exceeding 300 mm.</li> </ul>
10.	Fire Dampers	BCA 2019 Amdt 1 Clause C3.15, AS/NZS 1668.1 – 2015 & AS 1682.1&2 - 1990
11.	Fire Doors	<p>BCA 2019 Amdt 1 Clause C3.2, C3.4, C3.5 &amp; C3.8, Spec C3.4 and AS 1905.1 – 2015 &amp; Fire Engineering Report 38517 Revision 09 prepared by Stantec dated 3 June 2022;</p> <ul style="list-style-type: none"> <li>▪ The doors serving the access path connecting Fire Stair 1 to the Fire Pump Room are to have fire seals tested in accordance with AS 1530.4-2014 and medium temperature smoke seals (capable of resisting smoke at a temperature of 200°C for a period of at least 30 minutes). The seals are to be inspected every 6 months.</li> <li>▪ The doors connecting the kitchen and common area to the corridor on Level 02 and 03 are to be fitted with smoke seals (capable of resisting smoke at a temperature of 200°C for a period of at least 30 minutes) and are to be self-closing. In the closed position the door is to have the same profile as the glazing. The seals are to be inspected every 6 months</li> <li>▪ The doors connecting the meeting rooms to the public corridor on Level 04 is to be fitted with smoke seals (capable of resisting smoke at a temperature of 200°C for a period of at least 30 minutes) and are to be self-closing. In the closed position the door is to have the same profile as the glazing. The seals are to be inspected every 6 months.</li> <li>▪ The doors connecting the gym to the public corridor in the Basement are to be fitted with smoke seals (capable of resisting smoke at a temperature of 200°C for a period of at least 30 minutes) and are to be self-closing. In the closed position the door is to have the same profile as the glazing. The seals are to be inspected every 6 months.</li> <li>▪ The entry doors serving the SOUs and fire doors serving the fire isolated stairs are to be fitted with smoke seals (capable of resisting smoke at a temperature of 200°C for a period of at least 30 minutes)</li> <li>▪ The doors serving the access path connecting access paths to the Fire Control Room are to have fire seals tested in accordance with AS 1530.4-2014 and medium temperature smoke seals (capable of resisting smoke at a temperature of 200°C for a period of at least 30 minutes). The seals are to be inspected every 6 months.</li> <li>▪ The entry doors serving the SOUs and fire doors serving the fire isolated stairs are to be fitted with smoke seals (capable of resisting smoke at a temperature of 200°C for a period of at least 30 minutes).</li> <li>▪ The doors serving the MSB and Comms rooms on the Basement level are to be fitted with smoke seals (capable of resisting smoke at a temperature of 200°C for a period of at least 30 minutes).</li> </ul>

		<ul style="list-style-type: none"> <li>▪ The entrance doors serving Fire Stair 1, Fire Stair 2 and Fire Stair 3 are to have 003 locks serving the outside of the doors to allow brigade access.</li> <li>▪ The doors along the access path connecting Fire Stair 1 to the Fire Control Room are to achieve an FRL of the fire stair of -/120/30.</li> <li>▪ The fire doors are to be self-closing with magnetic hold opens which are deactivated upon detection of a fire.</li> <li>▪ The door serving the storage room is to be on a reed switch that sounds a local alarm if the door is held open for more than 2 minutes.</li> <li>▪ The doors along the access path connecting the access paths to the Fire Control Room are to achieve an FRL of the fire stair of -/120/30.</li> <li>▪ The fire doors are to be self-closing with magnetic hold opens which are deactivated upon detection of a fire or activation of sprinklers.</li> </ul>
12.	Fire Hose Reel Systems	<p>BCA 2019 Amdt 1 Clause E1.4 &amp; AS 2441 – 2005 Amdt 1 &amp; Fire Engineering Report 38517 Revision 09 prepared by Stantec dated 3 June 2022;</p> <ul style="list-style-type: none"> <li>▪ Fire hose reels are to be installed as per E1.4 and to AS 2444 throughout with the exception of areas of the Basement and Level 1</li> </ul>
13.	Fire Hydrant Systems	<p>BCA 2019 Amdt 1 Clause E1.3 &amp; AS 2419.1 – 2005 Amdt 1 &amp; Fire Engineering Report 38517 Revision 09 prepared by Stantec dated 3 June 2022;</p> <ul style="list-style-type: none"> <li>▪ The fire pump room is to not open directly into a fire-isolated exit.</li> <li>▪ The strobe is to be relocated near the Fire Stair 3 door on Gibbons St and to activate upon building wide alarm.</li> <li>▪ The fire separation around the Fire Hydrant Booster Assembly is permitted to have Clause 7.3(c)(ii) and 7.3(d)(iii) of AS2419.1 to not be applicable.</li> <li>▪ The Fire Hydrant Booster Assembly is permitted to not be located at the main entrance of the site.</li> <li>▪ The scissor stair arrangement in the buildings, vertical mains pass through other stair at alternate levels instead of a single fire isolated stair shaft.</li> </ul>
14.	Fire Seals protecting openings in fire-resisting components of the building	<p>BCA 2019 Amdt 1 Clause C3.12, C3.15, C3.16 &amp; AS 1530.4 – 2014 &amp; Fire Engineering Report 38517 Revision 09 prepared by Stantec dated 3 June 2022;</p> <ul style="list-style-type: none"> <li>▪ A fire rated sealant achieving a FRL of at least -/90/- is to be used to seal the penetrations on either side of the preformed fire stair, into the central stairway core as well as the outer bounding walls.</li> <li>▪ Services penetrations through fire rated construction in accordance with BCA Clause C3.15 with the exception of insulation requirements to be omitted for sprinkler/hydrant pipes penetrations in the following areas: <ul style="list-style-type: none"> <li>i. Between SOUs, fire stairs and basement levels</li> <li>ii. Riser penetrations within scissor stairs</li> </ul> </li> </ul>
15.	Lightweight Construction	BCA 2019 Amdt 1 Clause C1.8, C3.17 & AS 1530.3 – 1999
16.	Mechanical Air Handling System (Zone smoke, smoke exhaust, pressurisation)	BCA 2019 Amdt 1 Clause E2.2, AS/NZS 1668.1 – 2015
17.	Portable Fire Extinguishers	BCA 2019 Amdt 1 Clause E1.6 & AS 2444 – 2001
18.	Smoke Dampers	AS/NZS 1668.1 – 2015

19.	Smoke Detectors and Heat Detectors	BCA 2019 Amdt 1 Spec E2.2a & AS 1670.1-2015, AS/NZS 1668.1-2015
20.	Wall-Wetting Sprinkler and Drencher Systems	BCA 2019 Amdt 1 Clause C3.4 & AS 2118.2 – 2010
21.	Warning and Operational Signs	<p>EP&amp;A Reg 2000 Clause 183, BCA 2019 Amdt 1 Clause D2.23, E3.3 &amp; Fire Engineering Report 38517 Revision 09 prepared by Stantec dated 3 June 2022;</p> <ul style="list-style-type: none"> <li>▪ Signage is to be installed at the FIP that is to identify the FIP identifying the presence and location of the alternative electrical generation system.</li> <li>▪ A block plan showing the location of all associated isolation switches, AC and DC isolators for the shut-off of generated electricity should be displayed at the FIP</li> <li>▪ If the alternative electrical generation system automatically isolates on fire trip, signage should be provided at the FIP detailing this provision that can clearly be identified by firefighters.</li> <li>▪ There is to be signage installed on the exit door that swing into the path of egress serving the retail tenancy on Ground floor. The sign is to state “PULL TO EXIT” in bold with lettering no smaller than 30 mm high on a contrasting background.</li> <li>▪ There is to be a block diagram located at the booster which shows the location and the access routes to the Fire Control Room and Fire Pump Room. There is to be an additional block diagram at the booster which shows the access path to the Fire Pump Rooms.</li> <li>▪ There is to be a block diagram located at the Fire Control Room which shows the location and the access routes to the Booster and Fire Pump Room.</li> <li>▪ A visual warning device (VWD) is to be installed near Fire Stair 1 door that is to activate upon building wide alarm, to direct the brigade to the access path to the Fire Pump Room.</li> <li>▪ There is to be signage installed on the entry door on the Ground floor that leads to the Fire Control Room. The sign is to state “ACCESS TO FIRE CONTROL ROOM” in bold with lettering no smaller than 30 mm high on a contrasting background. Additional internal signage may be required to provide further direction.</li> <li>▪ There is to be signage installed at the Booster, Fire Control Room and both sides of the Fire Stair 3 entry door that directs the brigade to the correct sprinkler valve. The sign is to state “SPRINKLER VALVE ACCESS VIA FS3” in bold with lettering no smaller than 30 mm high on a contrasting background.</li> <li>▪ There is to be signage installed on the wall of the Fire Isolated Passageway connecting the FCR to Fire Stair 2 The signage is to state “NO STORAGE AREA. DO NOT LEAVE ITEMS UNATTENDED” in bold with lettering no smaller than 30 mm high on a contrasting background.</li> <li>▪ There is to be sign on the passageway side of the doors serving the passageway between the Pump Room and Fire Stair 1 which is to state “DO NOT LEAVE OPEN. DO NOT OBSTRUCT” in bold lettering no smaller than 30mm in height on a colour contrasting background.</li> <li>▪ There is to be signage installed near the Ground Floor Discharge points that states “NO ITEMS TO BE STORED” in bold lettering no less than 30 mm high on a colour contrasting background</li> </ul>

		<ul style="list-style-type: none"> <li>▪ There is to be signage on the bike store entrance door on the basement level which is to state “BICYCLE STORAGE ONLY” in bold lettering no smaller than 50 mm high on a colour contrasting background. This sign is to be located on the entry door serving the room</li> </ul>
22.	Emergency Evacuation Plan	Fire Engineering Report 38517 Revision 09 prepared by Stantec dated 3 June 2022 and AS 3745 – 2010
23.	Fire Collars protecting fire resisting components of the building	BCA 2019 Amdt 1 Clause C3.12, C3.15, C3.16 & AS 1530.4 – 2014
24.	Paths of Travel	<p>EP&amp;A Reg 2000 Clause 183, 184, 185 &amp; 186 &amp; Fire Engineering Report 38517 Revision 09 prepared by Stantec dated 3 June 2022;</p> <p>There are public corridors serving residential portions that exceed the 40 m in length which are not divided by smoke proof walls at 40 m intervals:</p> <ul style="list-style-type: none"> <li>▪ Level 02 &amp; 03: <ul style="list-style-type: none"> <li>○ 76 m corridor length</li> </ul> </li> <li>▪ Upper floors <ul style="list-style-type: none"> <li>○ 58 m corridor length</li> </ul> </li> </ul> <p>There are multiple extended travel distances:</p> <ul style="list-style-type: none"> <li>▪ Levels 2 &amp; 3: <ul style="list-style-type: none"> <li>○ 11 m to a point of choice from an SOU (in lieu of 6 m)</li> </ul> </li> <li>▪ Level 4: <ul style="list-style-type: none"> <li>○ 26 m to a point of choice from outdoor common terrace (in lieu of 20 m)</li> <li>○ 9 m to point of choice from an SOU (in lieu of 6m)</li> </ul> </li> <li>▪ Levels 5 – 18: <ul style="list-style-type: none"> <li>○ 11 m to a point of choice from an SOU (in lieu of 6 m)</li> </ul> </li> </ul> <p>The Fire Isolated Stair 1 and Fire Isolated Stair 2 discharges into a covered area that provides an unimpeded path of travel that is further than 6 m.</p> <p>Permit the exit door (leading onto Gibbons Street) in the retail tenancy at Ground Floor Level to not swing in the direction of egress.</p>
25.	Maintenance & Management Plan	<p>Fire Engineering Report 38517 Revision 09 prepared by Stantec dated 3 June 2022;</p> <ul style="list-style-type: none"> <li>▪ A no smoking policy is to be implemented in all common property areas.</li> <li>▪ Regular evacuation drills to be conducted annually (minimum) within the building.</li> <li>▪ General housekeeping must be undertaken to maintain the egress paths and exits clear in order to allow unimpeded travel.</li> <li>▪ Building management must ensure that all fuel load restrictions placed upon the building by this fire engineering report are enforced, including regular checks and monitoring of subject areas to ensure compliance.</li> <li>▪ Fire and smoke seals on doors serving public areas, access passageways connecting to the Fire Control Room and Fire Pump Room are to be inspected every 6 months.</li> <li>▪ Commissioning and integrated function testing of all fire safety and protection systems including interfaces to ensure proper function must be undertaken.</li> </ul> <p>The proposed Fire Engineering Strategy for the building imposes the following requirements on the eventual Building Managers:</p> <ul style="list-style-type: none"> <li>▪ Maintain all active and passive Fire Safety Systems in accordance with the relevant section of AS 1851.</li> </ul>



		<ul style="list-style-type: none"> <li>▪ Evacuation diagrams in accordance with AS 3745 to be provided. The standard emergency evacuation plans are to detail an accessibility specific emergency evacuation.</li> <li>▪ Where services are modified as part of a Performance Solution, these must be included in the maintenance and annual certification.</li> </ul>
<p>26.</p>	<p>Fire Engineering Report</p>	<p>Fire Engineering Report 38517 Revision 09 prepared by Stantec dated 3 June 2022</p> <p>Reduction of FRLs</p> <ul style="list-style-type: none"> <li>▪ Vertical ring mains penetrating between the fire stairs are to be fire and smoke sealed as per BCA Clause C3.9</li> <li>▪ A 2Hr FRL may be permitted for Storeroom1, 2 and 3 and the Bicycle Storeroom (Bike Room) on the Basement level in lieu of a 4Hr FRL.</li> <li>▪ FRL of 120/120/120 may be permitted for the retail areas on the Ground Floor in lieu of 180/180/180 provided that there is approximately 16 m2 of glazing along the western wall of the retail tenancy.</li> <li>▪ FRL of 120/120/120 is to be achieved for the walls bounding the access path to the Fire Pump Room and the Storage Room 3 on the Basement level.</li> <li>▪ FRL of 120/120/120 is to be achieved for the walls bounding the passageway that connects the Fire Control Room to Fire Stair 2 (FS2) and the walls bounding FS 2.</li> <li>▪ FRL of 60 min is to be achieved for the wall between the Common Kitchen and Meeting Rooms on Level 04.</li> <li>▪ The awnings are to be made of a non-combustible material that achieves compliance with DtS provisions</li> <li>▪ Awning 1 identified in Figure 10, below is to achieve a free area of at least 50%.</li> <li>▪ Penetrations made in the fire rated construction are to meet the requirements of Clause C3.9 with the exception of insulation requirements for pipe penetrations serving sprinkler/hydrant systems in the following the areas:             <ul style="list-style-type: none"> <li>i. Between SOUs, fire stairs and basement levels</li> <li>ii. Riser penetrations within scissor stairs</li> </ul> </li> <li>▪ The internal glazing separating the common area and kitchen from the public corridor on Level 02 and 03 is to be tempered and to be at least 6 mm in thickness. The sill depth on the sprinkler side of the glazing is to be minimized as much as possible and should not exceed 100 mm.</li> <li>▪ The internal glazing separating the meeting room (including the glazed door) from the public corridor on Level 04 to be tempered and is to be at least 6 mm in thickness. The sill depth on the sprinkler side of the glazing is to be minimized as much as possible and should not exceed 100 mm.</li> <li>▪ PVC packers are permitted to be installed within the façade in the following areas:             <ul style="list-style-type: none"> <li>○ Around the window frames throughout the building</li> <li>○ Between concrete panel joints throughout the building</li> </ul> </li> <li>▪ A fire rated sealant achieving a FRL of at least -/90/- is to be used to seal the penetrations on either side of the preformed fire stair, into the central stairway core as well as the outer bounding walls.</li> <li>▪ Bounding Construction to rooms (that are not SOUs) adjacent to public corridors have not been provided in accordance with C3.11. This occurs throughout the residential levels between the combined dining/study areas and the adjacent egress pathway formed by the public corridor. The glazed wall with openings does not achieve the required FRL.</li> </ul>

