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CONSTRUCTION CERTIFICATE No. J/78404/02

Issued under the Environmental Planning and Assessment Act 1979 Sections 6.4 and 6.7 & Part 3 of Environmental Planning and Assessment (Development Certification and Fire Safety) Regulations 2021

Owner

Name:	Wee Hur Capital Pty Ltd
Address:	8 Gillingham Street, Woolloongabba, QLD 4102

Property details

Address	90-102 Regent Street, REDFERN NSW 2016	
Lot/Portion No:	1-3	1
Section	2	
DP No:	3954	184335 & SP57425
Municipality:	City of Sydney Council	

Description and value of development

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

- 381 student accommodation rooms, providing 408 beds
- communal student facilities, including lounge areas, games room, gymnasium and external terraces on level 2
- one ground floor retail tenancy
- public domain and landscaping works

Value of work: $56,100,000.00

Building Code of Australia building classification

Part:	Stage 2: Remainder of works excluding public domain
Use:	Student accommodation and retail & storage
BCA classification:	3, 6 & 7b

Determination

Approved/Refused:	Approved
Date of Determination:	19 May 2023

Plans and specifications approved

- MGC Approved Plans prepared by AJ&C numbered: AJC-AR-DWG-0000[E], AJC-AR-DWG-0100[E], AJC-AR-DWG-2000[T], AJC-AR-DWG-2100[R], AJC-AR-DWG-2101[U], AJC-AR-DWG-2102[U], AJC-AR-DWG-2103[Q], AJC-AR-DWG-2107[P], AJC-AR-DWG-2109[P], AJC-AR-DWG-2113[Q], AJC-AR-DWG-2115[Q], AJC-AR-DWG-2119[P], AJC-AR-DWG-2120[H], AJC-AR-DWG-2300[J], AJC-AR-DWG-2301[P], AJC-AR-DWG-2302[M], AJC-AR-DWG-2303[M], AJC-AR-DWG-2313[J], AJC-AR-DWG-2400[F], AJC-AR-DWG-2401[G], AJC-AR-DWG-2402[G], AJC-AR-DWG-2403[F], AJC-AR-DWG-2413[F], AJC-AR-DWG-2419[E], AJC-AR-DWG-2500[C], AJC-AR-DWG-2501[G], AJC-AR-DWG-2502[F], AJC-AR-DWG-2503[E], AJC-AR-DWG-2513[E], AJC-AR-DWG-2600[G], AJC-AR-DWG-2601[G], AJC-AR-DWG-2602[G], AJC-AR-DWG-2603[G], AJC-AR-DWG-2607[G], AJC-AR-DWG-2609[G], AJC-AR-DWG-2613[G], AJC-AR-DWG-2615[G], AJC-AR-DWG-3001[M], AJC-AR-DWG-3002[N], AJC-AR-DWG-3101[F], AJC-AR-DWG-3102[F], AJC-AR-DWG-3207[G], AJC-AR-DWG-4201[J], AJC-AR-DWG-4202[J], AJC-AR-DWG-5101[J], AJC-AR-DWG-5102[J], AJC-AR-DWG-5103[J], AJC-AR-DWG-5201[L], AJC-AR-DWG-5202[J], AJC-AR-DWG-5203[H], AJC-AR-DWG-5301[J], AJC-AR-DWG-5302[H], AJC-AR-DWG-5401[G], AJC-AR-DWG-5501[F], AJC-AR-DWG-6101[E], AJC-AR-DWG-7101[E], AJC-AR-DWG-7112[A], AJC-AR-DWG-7113[A], AJC-AR-DWG-8001[L], AJC-AR-DWG-8002[F], AJC-AR-DWG-8003[G], AJC-AR-DWG-8005[D], AJC-AR-DWG-8010[G], AJC-AR-DWG-8011[H] and AJC-AR-DWG-8020[F].

Fire Safety Performance Solution

Report Title:	Fire Engineering Report		
Reference Number:	9074100	Revision:	D
Report Date:	2 February 2023		
Competent Fire Safety Practitioner:	Wayne Bretherton	Accreditation Number:	BDC1876

Attachments

1. Fire safety schedule.
2. Application form for Construction Certificate
3. Record of Site Inspection made by Registered Certifier in accordance with Section 16 of EP&A (Development Certification and Fire Safety) Regulation 2021 prior to issue of Construction Certificate.
4. Fire Engineering Report No. 9074100 Revision D prepared by Omnii dated 2 February 2023
5. Acoustic Report Rev 8 prepared by Northrop dated 24 February 2021
6. BCA Performance solution Report prepared by Design Concepts dated 28 October 2021
7. Design Certificate for Acoustic works prepared by Acoustic Logic dated 24 August 2022
8. Design Certificate for Landscape Architectural works prepared by TURF dated 25 August 2022
9. Design Statement for Electrical works prepared by G Force Technologies dated 17 May 2023
10. Design Statement for Emergency Lift works prepared by Otis dated 17 May 2023
11. Construction Certificate No. J/78404/01 prepared by McKenzie Group Consulting dated 10 February 2022
12. Plans for Post-Tensioned Slab works prepared by Interspan numbered: 001[A], 010[A], 011[A], 050[A], 051[A], 052[A], 100[A], 101[A], 102[A], 103[A], 110[A], 112[A], 113[A], 200[A], 211[A], 212[A], 213[A], 221[A], 222[A], 223[A], 300[A], 311[A], 312[A], 313[A], 321[A], 322[E], 323[A], 400[A], 411[A], 412[A], 413[A], 700[A], 701[A], 702[A], 703[A], 900[A], 911[A], 912[A], 913[A], 1000[A], 1011[A], 1012[A], 1013[A], 1300[A], 1301[A], 1302[A], 1303[A], 1500[A], 1501[A], 1502[A], 1503[A], 1600[A], 1601[A], 1602[A], 1603[A], 1900[A], 1901[A], 1902[A], 1903[A], 2000[A], 2001[A], and 2002[A]
13. Design Statement for Fire Service works prepared by Force Fire dated 17 May 2023
14. Design Statement for Hydraulic works prepared by JR Engineering Group dated 17 May 2023
15. Design Statement for Mechanical works prepared by ARA dated 8 March 2023
16. Design Statement for Self-Closing Hopper works prepared by Chute Solutions dated 9 March 2023
17. Design Statement for Structural works prepared by Interspan dated 21 March 2023
18. Design Statement for Waterproofing works prepared by Interpod dated 6 March 2023
19. Email Correspondence regarding Long Service Levy Instalment 2 prepared by Long Service Corporation dated 20 April 2022
20. External Wall System Disclosure Statement prepared by CFS Global dated 17 May 2023
21. Landscape DA Report Rev F prepared by Turf dated May 2021
22. Long Service Levy Receipt for Instalment 2 prepared by Long Service Corporation dated 19 April 2022
23. Long Service Levy Receipt for Instalment 3 prepared by Long Service Corporation dated 1 August 2022
24. Long Service Levy Receipt for Instalment 4 prepared by Long Service Corporation dated 12 December 2022
25. NCC Section J - JV3 Assessment Report Rev 02 prepared by Vipac dated 24 November 2022
26. Performance Solution for Accessible Rooms prepared by Accessible Building Solutions dated 6 September 2022
27. Performance Solution Report for NCC FP1.4 External Walls prepared by Inhabit dated 20 April 2023
28. Product Overview for Care T800 Cleanflush prepared by Piperita
29. Public Art Strategy Report Rev 4 prepared by Artefact dated 20 September 2022
30. Regulatory Information Report No. FAS190023 RIR 2.1 prepared by Warringtonfire dated 14 October 2020
31. Compliance Statement for Access works prepared by ABS Access dated 1 September 2022
32. Contractor Licence No. 247083C for George Abikhalil
33. Contractor Licence No. R96927 for Stephen Peter Monks
34. Design Certificate for Sustainability works prepared by Vipac dated 17 March 2023
35. Design Statement for Structural works prepared by Webber Design dated 10 March 2023
36. Plans 2 of 2 for Window works prepared by Trinity Facades numbered: W-4001[3] W-A002[3], W-A003[2], W-4004[2], W-A005[2], W-A006[2], W-4007[2], W-4008[2], W-4009[2], W-4010[2], W-4011[4], W-4012[2], W-A013[2], W-4014[2], W-A015[1], W-4016[1], W-A017[2], W-4018[2], W-4019[2], W-4020[2], W-4021[1], W-4022[1], W-4023[1], W-4024[1], W-A025[2], W-4026[2], W-4027[1], W-A-028[2], W-4029[1], W-4030[1], W-A-031[1], W-A-032[1], W-A-033[1], W-4034[1], W-A035[2], W-A036[2], W-A037[2], W-A038[1], W-4039[0], W-A040[1], W-4041[0], W-4042[2], W-A043[2], W-4044[3], W-4045[4], W-4046[3], W-4047[4], W-4048[1], W-4101[1], W-4102[1], W-4103[1], W-4104[1], W-4105[1], W-4106[1], W-A-107[1], W-4108[1], W-4109[1], W-5001[5], W-5002[3], W-5003[3], W-5004[4], W-5005[3], W-5006[4], W-5007[3], W-5008[2], W-5009[4], W-5010[3], W-5011[4], W-5012[3], W-5013[2], W-5014[2], W-5015[2], W-5016[2], W-5017[3], W-5018[2], W-5019[2], W-5020[3], W-5021[2], W-5022[3], W-5023[2], W-5024[2], W-5025[1], W-5026[3], W-5027[3], W-5101[1], W-5102[1], W-5103[1] W-5104[1] and W-5105[1]
37. Fire Matrix Rev 02 prepared by Australian Passive Fire dated 1 March 2023
38. Fire Practitioner Details for Andrew Lee prepared by Connect
39. Fire Practitioner Details for Dieter Janssen prepared by Connect
40. Interior Finishes Schedule Rev C prepared by AJ&C dated 25 July 2022
41. Letter regarding Response to City of Sydney Advice prepared by Turf dated 31 May 2021

42. Letter regarding Executed Stormwater Deed prepared by City of Sydney Council dated 31 August 2022
43. Mechanical Passive Fire Schedule Rev 3 prepared by ACES dated 21 March 2023
44. National Engineering Register Portfolio for Bruce Wymond
45. National Engineering Register Portfolio for Elie Accari
46. National Engineering Register Portfolio for Grant Maher
47. National Engineering Register Portfolio for Hani Moneir Nagib Danyal
48. National Engineering Register Portfolio for Kim Anh Vu
49. National Engineering Register Portfolio for Paul Webber
50. National Engineering Register Portfolio for Omer Ulas
51. Operational Waste Management Plan prepared by Waste Audits dated February 2022
52. Letter regarding Revised Response of Sumbission prepared by City of Sydney Council dated 21 May 2021
53. Facade Demarcation Plans prepared by AJ&C numbered: AJC-AR-DWG-3001[J] & AJC-AR-DWG-3002[J]
54. Plan for Exterior Finishes prepared by AJ&C numbered: AJC-AR-DWG-3000[D]
55. Plans for Electrical works prepared by G Force Technology numbered: E-000[1], E-001[1], E-100[1], E-101[1], E-102[1], E-103[1], E-104[1], E-105[1], E-106[1], E-107[1], E-108[1], E-109[1], E-110[1], E-201[1], E-202[1], E-203[1], E-204[1], E-205[1], E-206[1], E-207[1], E-208[1], E-209[1], E-210[1], E-211[1], E-301[1], E-302[1], E-303[1], E-304[1], E-305[1], E-306[1], E-307[1], E-308[1], E-309[1], E-310[1], E-500[1], E-501[1], E-5001[1], E-5002[1], E-5003[1], E-5004[1], E-5005[1] and E-5006[1].
56. Plans for Fire Service works prepared by Force Fire numbered: FFS-FR-DWG-1002[0], FFS-FR-DWG-1003[0], FFS-FR-DWG-1004[0], FFS-FR-DWG-1005[0], FFS-FR-DWG-1006[0], FFS-FR-DWG-1007[0], FFS-FR-DWG-1008[0], FFS-FR-DWG-1009[0], FFS-FR-DWG-1010[0], FFS-FR-DWG-1011[0], FFS-FR-DWG-1012[0], FFS-FR-DWG-1013[0], FFS-FR-DWG-1014[0], FFS-FR-DWG-1015[0], FFS-FR-DWG-1016[0], FFS-FR-DWG-1017[0], FFS-FR-DWG-1018[0], FFS-FR-DWG-1019[0], FFS-FR-DWG-1020[0], FFS-FR-DWG-3000[0], FFS-FR-DWG-3002[2], FFS-FR-DWG-3003[0], FFS-FR-DWG-3004[1], FFS-FR-DWG-3005[0], FFS-FR-DWG-3006[0], FFS-FR-DWG-3007[0], FFS-FR-DWG-3008[0], FFS-FR-DWG-3009[0], FFS-FR-DWG-3010[1], FFS-FR-DWG-3011[0], FFS-FR-DWG-3012[0], FFS-FR-DWG-3013[0], FFS-FR-DWG-3014[0], FFS-FR-DWG-3015[0], FFS-FR-DWG-3016[1], FFS-FR-DWG-3017[0], FFS-FR-DWG-3018[0], FFS-FR-DWG-3019[0], FFS-FR-DWG-3020[0], FFS-FR-DWG-4000[1], FFS-FR-DWG-4001[2], FFS-FR-DWG-4002[2], FFS-FR-DWG-4003[1], FFS-FR-DWG-4004[1], FFS-FR-DWG-4005[1], FFS-FR-DWG-4006[1], FFS-FR-DWG-4007[1], FFS-FR-DWG-4008[1], FFS-FR-DWG-4009[2], FFS-FR-DWG-4010[1], FFS-FR-DWG-4011[1], FFS-FR-DWG-4012[1], FFS-FR-DWG-4013[1], FFS-FR-DWG-4014[1], FFS-FR-DWG-4015[1], FFS-FR-DWG-4016[1] FFS-FR-DWG-4017[1], FFS-FR-DWG-4018[1], FFS-FR-DWG-4019[2], FFS-FR-DWG-4020[1] and FFS-FR-DWG-8000[0]
57. Plans for Hydraulic works prepared by JR Engineering Group numbered: JRE-HY-0002[05], JRE-HY-0003[04], JRE-HY-1000[07], JRE-HY-1001[08], JRE-HY-1002[08], JRE-HY-1003[07], JRE-HY-1004[08], JRE-HY-1005[05], JRE-HY-1006[04], JRE-HY-1007[04], JRE-HY-1008[08], JRE-HY-1009[04], JRE-HY-1010[05], JRE-HY-1011[05], JRE-HY-1012[04], JRE-HY-1013[04], JRE-HY-1014[04], JRE-HY-1015[04], JRE-HY-1016[04], JRE-HY-1017[04], JRE-HY-1018[04], JRE-HY-1019[04], JRE-HY-1020[05], JRE-HY-1021[04], JRE-HY-1022[05], JRE-HY-2001[04], JRE-HY-2002[05], JRE-HY-2003[06], JRE-HY-2004[05], JRE-HY-2005[04], JRE-HY-2007[05], JRE-HY-2008[04], JRE-HY-2009[04], JRE-HY-2010[04], JRE-HY-2011[04], JRE-HY-2012[04], JRE-HY-2013[05], JRE-HY-2014[04], JRE-HY-2015[04], JRE-HY-2016[05], JRE-HY-2017[04], JRE-HY-2018[04], JRE-HY-2019[05], JRE-HY-2020[04], JRE-HY-2021[05], JRE-HY-3004[05], JRE-HY-3005[04], JRE-HY-3006[05], JRE-HY-3007[03], JRE-HY-3008[04], JRE-HY-3009[04], JRE-HY-4001[04], JRE-HY-4002[04], JRE-HY-4003[04], JRE-HY-6001[03] and JRE-HY-6002[03]
58. Plans for Mechanical works prepared by ACES numbered: M-1001[8], M-1002[8], M-1003[9], M-1004[10], M-1005[8], M-1007[8], M-1011[9], M-1015[8], M-1017[9], M-1021[7].
59. Plans for Mechanical Penetration works prepared by ACES numbered: BWF-1001[9], BWF-1002[9], BWF-1003[7], BWF-1004[8], BWF-1005[9], BWF-1006[6], BWF-1007[8], BWF-1008[3], BWF-1008[3], BWF-1010[3], BWF-1011[8], BWF-1012[3], BWF-1013[3], BWF-1014[3], BWF-1015[8], BWF-1016[3], BWF-1017[8], BWF-1018[3], BWF-1019[3], BWF-1020[3] and BWF-1021[4]
60. Plans for Structural works prepared by Webber Design numbered: WDE-ST-DWG-S000[C2], WDE-ST-DWG-S001[C1], WDE-ST-DWG-S002[C1], WDE-ST-DWG-S003[C1], WDE-ST-DWG-S030[C7], WDE-ST-DWG-S031[C2], WDE-ST-DWG-S032[C2], WDE-ST-DWG-S035[C3], WDE-ST-DWG-S036[C7], WDE-ST-DWG-S037[C2], WDE-ST-DWG-S048[C2], WDE-ST-DWG-S080[C7], WDE-ST-DWG-S081[C1], WDE-ST-DWG-S082[C1], WDE-ST-DWG-S083[C1], WDE-ST-DWG-S085[C5], WDE-ST-DWG-S086[C5], WDE-ST-DWG-S087[C4], WDE-ST-DWG-S090[C10], WDE-ST-DWG-S091[C1], WDE-ST-DWG-S095[C6], WDE-ST-DWG-S096[C6], WDE-ST-DWG-S105[C6], WDE-ST-DWG-S106[C9], WDE-ST-DWG-S107[C6], WDE-ST-DWG-S108[C1], WDE-ST-DWG-S115[C2], WDE-ST-DWG-S120[C6], WDE-ST-DWG-S125[C2], WDE-ST-DWG-S126[C2], WDE-ST-DWG-S130[C2], WDE-ST-DWG-S140[C2], WDE-ST-DWG-S150[C3], WDE-ST-DWG-S180[C3], WDE-ST-DWG-S190[C3], WDE-ST-DWG-S200[C3], WDE-ST-DWG-S220[C3], WDE-ST-DWG-S240[C3], WDE-ST-DWG-S250[C3], WDE-ST-DWG-S280[C5], WDE-ST-DWG-S285[C1], WDE-ST-DWG-S290[C1], WDE-ST-DWG-S300[C2], WDE-ST-DWG-S301[C2], WDE-ST-DWG-S302[C1], WDE-ST-DWG-S800[C1], WDE-ST-DWG-S801[C1], WDE-ST-DWG-S805[C4], WDE-ST-DWG-S820[C3], WDE-ST-DWG-S825[C2], WDE-ST-DWG-S826[C1], WDE-ST-DWG-S850[C3], WDE-ST-DWG-S855[C5], WDE-ST-DWG-S856[C3], WDE-ST-DWG-S857[C2], WDE-ST-DWG-S877[C1], WDE-ST-DWG-S878[C1], WDE-ST-DWG-S879[C2], WDE-ST-DWG-S880[C2], WDE-ST-DWG-S881[C2], WDE-ST-DWG-S885[C2], WDE-ST-DWG-S886[C2], WDE-ST-DWG-S887[C1], WDE-ST-DWG-S905[C2], WDE-ST-DWG-S906[C3], WDE-ST-DWG-S907[C2], WDE-ST-DWG-S910[C1], WDE-ST-DWG-S950[C2], WDE-ST-DWG-S951[C1], WDE-ST-DWG-

S960[C1], WDE-ST-DWG-S961[C1], WDE-ST-DWG-S962[C1], WDE-ST-DWG-S965[C1], WDE-ST-DWG-S966[C1], WDE-ST-DWG-S970[C2], WDE-ST-DWG-S980[C2], WDE-ST-DWG-S981[C2] and WDE-ST-DWG-S990[C2]

61. Plans for Waterproofing works prepared by Interpod numbered: 4379-A-L-101-GA[1], 4379-A-L-102-SA[1], 4379-A-L-801-WP[A], AJC-AR-DWG-6111[D]
62. Technical Data Sheet for 4 Star Shower T-Rail Kit prepared by RBA
63. Technical Data Sheet for ABM MB60 Spandrel Thermal Insulation prepared by Istituto Giordano
64. Test Report No. 16-005953 for D2015 Powder Coating prepared by AWTA dated 2 December 2016
65. Test Report No. 19-005260 for Aluminium Solid Panels prepared by AWTA dated 2 October 2019
66. WELS Conformance Statement prepared by McPherson Plumbing dated 29 August 2021
67. Compliance Certificate for Consent Conditions B38 & B39 prepared by Richard Crookes Construction dated 31 August 2022
68. Fire Assessment Report No. FC10266-001 Issue 2 for Trafalgar Fyrebox Cast in Peno Systems prepared by BRANZ dated4 August 2020
69. Fire Penetration Register for Hydraulic Services prepared by McPherson Plumbing
70. Post Approval Form for Consent Condition B5 prepared by NSW Department of Planning
71. Post Approval Form for Consent Condition B27 prepared by NSW Department of Planning
72. Product Overview for Skandic Care Basin Mixer
73. Regulatory Information Report No. FAS190236 RIR1.9 for TBA Firefly Linear Gap Seal prepared by Warringtonfire dated 17 December 2021
74. Email Correspondence Confirming IFSR will not be Provided prepared by FRNSW dated 15 July 2022
75. Email correspondence regarding AJC acceptance of FP1.4 PBDB prepared by AJ&C dated 8 May 2023
76. Email Correspondence regarding Operational Waste Management Plan prepared by City of Sydney Council dated 3 March 2023
77. Email Correspondence regarding Post Approval for Consent Condition B68 prepared by NSW Department of Planning dated 2 March 2023
78. Email Correspondence regarding Post Approval for Consent Condition B70 prepared by NSW Department of Planning dated 24 August 2022
79. Plans 1 of 2 for Window works prepared by Trinity Facades numbered: Pages 1-115
80. Email Correspondence regarding Section 26 Submission prepared by Mckenzie Group dated 13 July 2022
81. Email Correspondence Confirming IFSR will not be Provided prepared by FRNSW dated 13 February 2023
82. Consultant Advice Notice prepared by CFS Global dated 11 May 2023
83. External Wall System Disclosure Statement prepared by CFS Global dated 8 May 2023
84. Fire Door Schedule Rev H prepared by AJ&C dated 6 March 2023
85. FP1.4 Performance Based Design Brief Rev 02 prepared by Inhabit dated 5 May 2023
86. Information Notice prepared by NSW Land Registry Services dated 30 August 2022
87. Plans for Hopper works prepared by AJ&C numbered: AJC-AR-DWG-2100[S], AJC-AR-DWG-2101[V], AJC-AR-DWG-2102[V], AJC-AR-DWG-2103[Q], AJC-AR-DWG-2107[P], AJC-AR-DWG-2109[P], AJC-AR-DWG-2113[Q], AJC-AR-DWG-2115[Q] and AJC-AR-DWG-2119[P]
88. Plans for Wall Type works prepared by AJ&C numbered: AJC-AR-DWG-2400[F], AJC-AR-DWG-2401[G], AJC-AR-DWG-2402[G], AJC-AR-DWG-2403[F], AJC-AR-DWG-2413[F] and AJC-AR-DWG-2419[E].
89. Product Overview for Envy Kitchen Mixer prepared by Parisi
90. Regulatory Information Report No. RIR FAS180410.4 for Elephant Foot Self Closing Hopper prepared by WarringtonFire dated 22 January 2020
91. Architectural Statement prepared by AJ&C dated 17 May 2023
92. Plans for Lifts 1-2 prepared by Otis numbered: VT-OTIS-GEN3-31N12025-CS[E]
93. Positive Covenant for SP57425 prepared by NSW Registrar General dated 19 May 2022
94. Positive Covenant for prepared by NSW Registrar General dated 19 May 2022
95. Stormwater Deed prepared by City of Sydney Council
96. Test Report 2257301 for Retrofit Collars prepared by Bodycote dated 17 June 2008
97. Building Certifiers Public Register Details for Hani Danyal
98. Certificate of Conformity for DuPoint Tyvek Homewrap prepared by Codemark dated 22 February 2022
99. Email Correspondence regarding Access Compliance prepared by Wee Hur dated 17 May 2023
100. Email Correspondence regarding Post Approval Form for Consent Condition B4 prepared by NSW Department of Planning dated 17 May 2023
101. Engineering Certificate for Knauf Insulation prepared by Ignis dated 28 April 2020
102. External Wall System Disclosure Statement prepared by Inhabit dated 16 May 2023
103. Fire Test Certificate for ABM Firesafe Rockwool Insulation prepared by CETEC dated 5 May 2017
104. Installation Guide for Rondo Steel Stud prepared by Rondo
105. Plans for Wet Fire Service works prepared by Force Fire numbered: FFS-FR-DWG-2000[1], FFS-FR-DWG-2001[1], FFS-FR-DWG-2002[1], FFS-FR-DWG-2003[1], FFS-FR-DWG-2004[1], FFS-FR-DWG-2005[1], FFS-FR-DWG-2006[1], FFS-FR-DWG-2007[1], FFS-FR-DWG-2008[1], FFS-FR-DWG-2009[1], FFS-FR-DWG-2010[1], FFS-FR-DWG-2011[0], FFS-FR-DWG-2012[1], FFS-FR-DWG-2013[1], FFS-FR-DWG-2014[1], FFS-FR-DWG-2015[1], FFS-FR-DWG-2016[1], FFS-FR-DWG-2017[1], FFS-FR-DWG-2018[1], FFS-FR-DWG-2019[1] and FFS-FR-DWG-2020[1].

106. Test Certificate for HardieWrap prepared by CSIRO dated 12 September 2012

Development Consent		
Certificate no.:	SSD 10382	MOD 1
Date of Determination:	24 June 2021	7 July 2022

Certificate / Registered Certifier

McKenzie Group Consulting (NSW) Pty Ltd, certify that the work, if completed in accordance with these plans and specifications will comply with the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 as referred to in Section 6.8 of the Environmental Planning and Assessment Act 1979.

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	**19 May 2023**
Certificate Number	**J/78404/02**

Note: Prior to commencement of work section 6.6 of the Environmental Planning and Assessment Act 1979 must be satisfied.

ATTACHMENT 1

Existing Fire Safety Schedule

Issued under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulations 2021 Section 78,79

N/A – New Building

Proposed Fire Safety Schedule

Issued under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulations 2021 Section 78,79

No.	Measure	Particulars of Measure *(including where the requirement for the measure is set out or described i.e. in building plans or in a performance solution report)*	Currently Implemented (Yes/No)	Proposed (Yes/No)
STATUTORY FIRE SAFETY MEASURES				
1.	Access Panels, Doors and Hoppers to Fire-Resisting Shafts	BCA 2019 Amdt 1 Clause C3.13 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ The garbage chute hopper doors must be fire rated to -/90/30 FRL and must be provided with medium temperature smoke seals.	No	Yes
2.	Automatic Fail Safe Devices	BCA 2019 Amdt 1 Clause D2.19 & D2.21 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ The doorset on Level 2 separating the public corridor from the communal space and the common areas on Levels 9 and 15 are permitted to be provided with magnetic hold-open devices that must be arranged to close automatically upon activation of a smoke detector located within 1.5 m on each side of the door as well as upon activation of any other fire detector including sprinkler activation.	No	Yes
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 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ Smoke detection and alarm system must be installed in all public corridors and internal public areas/spaces, located in accordance with the requirements of AS 1670.1-2018, and the following: o The concession given in NCC Specification E2.2a, Clause 5(b) must not be applied. o On Levels 2-18, smoke detectors must be installed in public corridors and other internal public spaces in accordance with BCA Specification E2.2a Clause 4. o Smoke detectors must be provided within 1.5 m of fire-isolated exit entry doors and within 3 m of any lift door on the public corridor side, in accordance with AS 1670.1-2018 Clause 7.5.4.	No	Yes

		○ Smoke detectors must be provided within 1.5 m on each side of fire doors on hold-open devices. The hold-open devices must be arranged to release automatically upon activation of any fire detector, including sprinklers. ○ Smoke detectors must be installed to cupboards or the like, except cupboards containing only water meters, water services or fire services on residential Levels 2-18. ○ An Alarm Delay Facility is proposed to be provided to the SOU smoke detectors in accordance with AS 1670.1 Clause 3.2.3 and must meet NCC DtS requirements. ○ An additional sounder is to be provided to each bedroom in the building (including one per each bed in a twin studio) that must activate when the detector subject to an Alarm Delay Facility in the SOU activates. ○ Activation of any smoke detector within the twin-duo cluster that is subject to ADF must provide local alarm notification throughout the cluster, i.e. in each SOU and communal area. ○ No alarm delay is permitted in common areas and non-residential areas. ○ A heat detector must be installed to the top of each lift shaft that activates EWIS as stated in Item 'gg' and be connected to a fire alarm monitoring system connected to a fire station of fire dispatch centre in accordance with AS 1670.3-2018. ○ Fire brigade callout must be initiated following activation of any two smoke detectors within the retail tenancy on Level 1 (Ground Floor).		
4.	Automatic Fire Suppression System (sprinklers)	BCA 2019 Amdt 1 Spec. E1.5 & AS 2118.1 – 2017, AS 2118.6 – 2012 (Combined sprinkler & hydrant) & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ Where AS 2118.6 references AS 2118.1, it is permitted to use the 2017 version of the standard, ▪ Concealed quick response sprinkler heads are permitted to be provided as per AS 2118.1-2017 Amendment 2-2020,	No	Yes

		▪ The fire sprinkler system must be zoned to serve each level. The zone valves must be provided with flow switches, test drains and isolation valves. The flow switches and isolation valves must be monitored and indicate the level of activation at the FIP. ▪ Activation of the fire sprinkler system must initiate the occupant warning system. ▪ The sprinkler system must be connected to a fire alarm monitoring system connected to a fire station or fire dispatch centre in accordance with AS 1670.3-2018, ▪ A fire sprinkler head to the top of the lift shafts need not be provided contingent on Item 'ee', ▪ Sprinkler concessions are permitted in accordance with NCC DtS requirements and AS 2118.1-2017, except the concession given in NCC Specification E2.2a, Clause 5(b) must not be applied – smoke detection is required in public corridors as per Item 'ee', ▪ Ceiling-mounted sprinklers which are required to protect glazing (refer to Item 'i'), the following requirements must be met: o Fire sprinkler heads must be quick response type OR fast response type. o Be located beneath the ceiling, within 500 mm of the internal face of the protected opening. o Where a window covering is proposed, the fire sprinkler head must be located between the window covering and the glass. ▪ A fire sprinkler must be provided at the top of the rubbish chute in accordance with AS 2118.1:2017 ▪ The construction between the common areas and public corridor on Level 2 must be protected with: o Ceiling mounted sprinklers within 500 mm of glazing (as per Item 'bb'); and ▪ The construction between the common areas and public corridors on Level 9 and Level 15 must be protected with: o Ceiling mounted sprinklers within 500 mm of glazing (as per Item 'bb'),		
5.	Emergency Lifts	BCA 2019 Amdt 1 Clause E3.4 & AS 1735.1 – 2016 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ Emergency lift access need not be provided at Lower Ground Level.	No	Yes
6.	Emergency Lighting	BCA 2019 Amdt 1 Clause E4.2, E4.4 & AS/NZS 2293.1 – 2018 Amdt 1 & 2	No	Yes

7.	Emergency Evacuation Plan	Fire Engineering Report 9074100, Revision D prepared by Omnii dated 2 February 2023 and AS 3745 – 2010: ▪ The details about the building's fire safety features and systems including the ADF. ▪ The evacuation strategy must be clearly defined, including alarm notification, staging of evacuation, etc. ▪ Evacuation diagrams must be distributed throughout the building as required. ▪ Staff members must be trained in the emergency evacuation practices, including training of new staff at induction. ▪ Emergency evacuation practices must be held every 12 months.	No	Yes
8.	EWIS (Sound Systems and Intercom Systems for Emergency Purpose)	BCA 2019 Amdt 1 Clause E4.9 & AS 1670.4 - 2018 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ An Emergency Warning and Intercommunication System (EWIS) must be provided in accordance with NCC Clause E4.9 and AS 1670.4-2018 and the following: o Sound pressure level of not less than 75dB and not more than 105dB must also be achieved within each SOU. The minimum sound pressure level of 75dB must be achieved at the bedhead. o Additional speakers/sounders must be provided to the outdoor area on Level 2 and the Plant room on Level 3, achieving a sound pressure level of not less than 85dB(A), and be at least 10dB(A) over ambient levels. ▪ Visual alarm devices (i.e. strobes) that activate upon detector or sprinkler activation on that storey are to be provided in accordance with the NCC DtS Provisions and to the following areas: o At the fire hydrant booster assembly. o SOU 901 on Level 9. o SOUs 1507, 1508 and 1511 on Level 15. o External Level 3 Plant Room. o Outdoor area on Level 2. ▪ Speakers and visual alarm devices (strobes), as detailed in Items 'gg.ii' and 'hh.v', must activate subsequent to when any detector and/or sprinkler within the SOUs adjacent to the outdoor area (SOUs 201-210, shown in pink on Figure 3.26) on Level 2 activates.	No	Yes

9.	Exit Signs	BCA 2019 Amdt 1 Clauses E4.5, NSW E4.6 & E4.8 and AS/NZS 2293.1 – 2018 Amdt 1 & 2 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ Illuminated emergency exit signage complying with AS 2293.1-2018 must be installed above final exit doors on the residential levels, i.e. the concession given in NCC Clause E4.7(a) must not be applied. ▪ Exit signage to be located on the airlock door of the Central Stair as shown in Figure 3.24, in clear view of a person seeking egress, to identify the route of egress to the final exit.	No	Yes
10.	Fire Control Rooms	BCA 2019 Amdt 1 Spec. E1.8 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ Located away from the line of sight of the main entrance of the building; and ▪ Located up to 300 mm above Ground Level; and ▪ Connected to the Central fire stair via an airlock. ▪ Signage stating “ACCESS TO FIRE CONTROL ROOM” or similar wording to be provided on the front entrance sliding doors, in letters 50mm in height and visible from outside the building.	No	Yes
11.	Fire Dampers	BCA 2019 Amdt 1 Clause C3.15, AS/NZS 1668.1 – 2015 & AS 1682.1&2 - 2015	No	Yes
12.	Fire Doors	BCA 2019 Amdt 1 Clause C3.2, C3.4 & C3.8, Spec C3.4 and AS 1905.1 – 2015 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ The refuse chute access rooms are fire rated from the public corridor for all levels connected to the refuse chute. Doorsets leading to refuse/recycling chutes access rooms on residential levels must be provided with medium temperature smoke seals to the top and sides and are self-closing -/60/30 fire doors in accordance with BCA Specification C1.1 and Specification C3.4. ▪ The following doors must be AS 1905-2015 compliant fire doors achieving a FRL of -/120/30 and be fitted with medium temperature smoke seals to the perimeter and door threshold achieving the maximum leakage rates as permitted under AS 6905-2007 when tested in accordance with AS 1530.7-2007 as a complete system: o The entry doorset opening into the bike store room on basement level). o The internal doorset from the bike store room on Level 1 (Ground Floor).	No	Yes

		○ The internal doorset from the retail tenancy on Level 1 (Ground Floor). ▪ Doorsets on Level 2 separating the public corridor from the communal space (Figure 3.6 above) must be provided with AS 1905-2015 compliant fire doors achieving a FRL of -/120/30 and fitted with vision panels. ▪ The doorset on Level 2 separating the public corridor from the communal space (Figure 3.6 above) and the common areas on Levels 9 and 15 are permitted to be provided with magnetic hold-open devices that must be arranged to close automatically upon activation of a smoke detector located within 1.5 m on each side of the door as well as upon activation of any other fire detector including sprinkler activation. ▪ Doorsets to SOU entrances and other rooms that bound the public corridors on residential Levels 2-18 must be fitted with medium temperature smoke seals to the perimeter and door threshold achieving the maximum leakage rates as permitted under AS 6905-2007 when tested in accordance with AS 1530.7-2007 as a complete system. ▪ Doorsets to cupboards or the like that bound the public corridors residential levels, except cupboards containing only water meters, water services, or fire services, must comply with NCC DtS requirements and the following: ○ Have solid-core leaves at least 35 mm thick. ○ The internal side of the door leaves must be provided with a non-combustible lining, securely screwed fixed to the door. ○ Each door leaf be fitted with medium temperature smoke seals to the top and sides, which have been tested in accordance with AS 1530.7-2007 as a complete system as per Item 'o'. ○ Be lockable in the closed position. ▪ The bin room entrance doors must be fire rated to -/120/30 FRL in accordance with the NCC DtS requirements. ▪ Note: The doors are permitted to have hold open devices in accordance with the NCC DtS requirements in order to assist with bin transport.		
13.	Fire Hose Reel Systems	BCA 2019 Amdt 1 Clause E1.4 & AS 2441 – 2005 Amdt 1 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii:	No	Yes

		▪ Fire Hose reels are to be omitted from all building parts excluding within the bin room on Lower Ground Level		
14.	Fire Hydrant Systems	BCA 2019 Amdt 1 Clause E1.3 & AS 2419.1 – 2017 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ The fire booster is permitted to not be located in sight of the main entrance of the building. ▪ The turnout address of the Fire Brigade must be 90-102 Regent Street. ▪ The fire hydrant booster assembly and FIP must be provided with a hydrant block plan. ▪ The vertical portion of the ring main is permitted to be located within the scissor stair and passing through both fire-isolated stairs making up the scissor stair in lieu of a single fire-isolated stairway.	No	Yes
15.	Fire Seals protecting fire resisting components of the building	BCA 2019 Amdt 1 Clause C3.12, C3.15, C3.16 & AS 1530.4 – 2014 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ Penetrations within the fire-rated construction bounding the Class 6 (Retail) and Class 7b(bike store) are to achieve an FRL of not less than 120 minutes, ▪ Penetrations through the bin room bounding construction must be a tested system and achieve an FRL of 120 minutes	No	Yes
16.	Lightweight Construction	BCA 2019 Amdt 1 Clause C1.8, C3.17 & AS 1530.3 – 1999	No	Yes
17.	Mechanical Air Handling System (zone smoke, pressurisation)	BCA 2019 Amdt 1 Clause E2.2, AS/NZS 1668.1 – 2015 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ Zone smoke control is omitted	No	Yes
18.	Paths of Travel	EP&A (Development Certification & Fire Safety) Reg 2021 Section 108, 109 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ Public corridors on typical residential levels (Levels 3-18) are permitted to be divided at intervals of not more than 52 m in total length with smoke-proof construction complying with NCC DtS Specification C2.5 Clause 2 as shown in Figure 3.12 ▪ The exit travel distances must comply with NCC DtS Clause D1.4, except that the distance of travel: ▪ From the entrance doorway of any SOU to a point at which travel in different directions to two (2) exits is available is permitted to be not more than: a. 11 m on the residential Levels 3-18 in lieu of 6m.	No	Yes

		b. 36 m on Level 2 outdoor common terrace in lieu of 20m. c. 23 m on Level 3 plant room in lieu of 20m. ▪ Egress widths must comply with NCC DtS Clause D1.6, except that the unobstructed egress width of: a. The transfer stair from the bike room to lift lobby on Basement Level is reduced to not less than 0.8m, and b. The Level 3 terrace to skylight maintenance area is reduced to not less than 0.96m, ▪ Egress from the Basement areas must be provided with at least 2 exits for a building taller than 25m, except that the Basement fire pump room is permitted to have a single exit route ▪ The discharge of occupants from the scissor stairs (Stair 1 and Stair 2) is permitted to be at the same location on the Lower Ground Level on William Lane, in lieu of discharge being as far apart as practical, ▪ Separation between rising and descending flights of stairs is not required for the central fire-isolated stair, contingent on the following: a. Signage to be located within on the airlock door, in clear view of a person seeking egress, to identify the route of egress to the final exit: o The signage must be a minimum of 50 mm in height, contrasting colour to background saying, 'NO EXIT o FIRE PUMP ROOM' as shown in Figure 3.24; and o An arrow, in the same colour as the text, must be provided under the text indicating the direction of egress to the final exit. b. Directional exit signage is to be provided as indicated in Figure 3.24. ▪ The retail tenancy exit door which opens to Regent Street may swing against the direction of egress, contingent on the following signage being installed: a. Signage is to be provided to the door to the side facing an occupant seeking egress (i.e. on the inside face). The signage must be in capital letters not less than 50 mm in height in a colour contrasting with the background and state, 'PULL TO OPEN' or any other combination to that effect.		

		b. The sign/signage must be securely and permanently attached (eg. screw fixed in position) to the door.		
19.	Portable Fire Extinguishers	BCA 2019 Amdt 1 Clause E1.6 & AS 2444 – 2001 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ A fire extinguisher must be provided at the end of the Eastern outdoor terrace on Level 2.	No	Yes
20.	Required Exit Doors (power operated)	BCA 2019 Amdt 1 Clause D2.19	No	Yes
21.	Smoke Dampers	AS/NZS 1668.1 – 2015	No	Yes
22.	Solid core doors	Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ Internal doorsets to SOUs within twin studios must be self-closing, tight-fitting, solid-core doors not less than 35 mm thick	No	Yes
23.	Smoke Detectors and Heat Detectors	BCA 2019 Amdt 1 Spec E2.2a & AS 1670.1-2018, AS/NZS 1668.1-2015 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ Fire brigade callout must be initiated following activation of any two smoke detectors within the retail tenancy. ▪ Smoke detection and alarm system must be installed in all public corridors and internal public areas/spaces, located in accordance with the requirements of AS 1670.1-2018, and the following: o The concession given in NCC Specification E2.2a, Clause 5(b) must not be applied. o On Levels 2-18, smoke detectors must be installed in public corridors and other internal public spaces in accordance with BCA Specification E2.2a Clause 4. o Smoke detectors must be provided within 1.5 m of fire-isolated exit entry doors and within 3 m of any lift door on the public corridor side, in accordance with AS 1670.1-2018 Clause 7.5.4. o Smoke detectors must be provided within 1.5 m on each side of fire doors on hold-open devices. The hold-open devices must be arranged to release automatically upon activation of any fire detector, including sprinklers.	No	Yes

		○ Smoke detectors must be installed to cupboards or the like, except cupboards containing only water meters, water services or fire services on residential Levels 2-18. ○ An Alarm Delay Facility is proposed to be provided to the SOU smoke detectors in accordance with AS 1670.1 Clause 3.2.3 and must meet NCC DtS requirements. ○ An additional sounder is to be provided to each bedroom in the building (including one per each bed in a twin studio) that must activate when the detector subject to an Alarm Delay Facility in the SOU activates. ○ Activation of any smoke detector within the twin-duo cluster that is subject to ADF must provide local alarm notification throughout the cluster, i.e. in each SOU and communal area. ○ No alarm delay is permitted in common areas and non-residential areas. ○ A heat detector must be installed to the top of each lift shaft that activates EWIS as stated in Item 'gg' and be connected to a fire alarm monitoring system connected to a fire station of fire dispatch centre in accordance with AS 1670.3-2018. ▪ Fire brigade callout must be initiated following activation of any two smoke detectors within the retail tenancy on Level 1 (Ground Floor).		
24.	Warning and Operational Signs	EP&A (Development Certification and Fire Safety) Regulation 2021 Clause 108, BCA 2019 Amdt 1 Clause, D2.23, E3.3 & Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii: ▪ Non-combustible signage stating "NO COMBUSTIBLE ITEMS WITHIN 3 M OF GLAZING" must be located adjacent to the subject glazed openings. ▪ Separation between rising and descending flights of stairs is not required for the central fire-isolated stair, contingent on the following: a. Signage to be located within on the airlock door, in clear view of a person seeking egress, to identify the route of egress to the final exit:	No	Yes

		○ The signage must be a minimum of 50 mm in height, contrasting colour to background saying, 'NO EXIT ○ FIRE PUMP ROOM' as shown in Figure 3.24; and ○ An arrow, in the same colour as the text, must be provided under the text indicating the direction of egress to the final exit. b. Directional exit signage is to be provided as indicated in Figure 3.24. ▪ The retail tenancy exit door which opens to Regent Street may swing against the direction of egress, contingent on the following signage being installed: c. Signage is to be provided to the door to the side facing an occupant seeking egress (i.e. on the inside face). The signage must be in capital letters not less than 50 mm in height in a colour contrasting with the background and state, 'PULL TO OPEN' or any other combination to that effect. ▪ The sign/signage must be securely and permanently attached (eg. screw fixed in position) to the door. ▪ Signage stating "ACCESS TO FIRE CONTROL ROOM" or similar wording to be provided on the front entrance sliding doors, in letters 50mm in height and visible from outside the building. ▪ Signage must be provided on the egress doors on the scissor stair (Stair 1 and Stair 2) discharge areas to note that the spaces must not be obstructed and no combustibles must be located in front of the doors, as per NCC DtS Clause D2.23. ▪ Solar Panel Identification signage located adjacent the FIP as required by Item 'mm'. ▪ 'NO EXIT – FIRE PUMP ROOM' signage located on the Door to the Fire Pump Room on Lower Ground as ▪ 'PULL TO OPEN' signage located on the retail door on Ground Floor as required by Item 'w'. ▪ "ACCESS TO FIRE CONTROL ROOM" signage located on Level 1		
25.	Fire Engineering Report 9074100, Revision D, dated 2 February 2023 prepared by Omnii.	**Fire and Smoke Resistance** The building must be constructed in accordance with the NCC DtS requirements for Type A construction, except that:	No	Yes

		i. Fire-rated construction associated with Class 6 (Retail), and Class 7b (bike store) parts are permitted to achieve an FRL of not less than 120/120/120 for load-bearing parts and -/120/120 for non-load bearing parts, contingent on: a. the total glazing area within the retail tenancy must be no less than 19.5 m2, b. The retail tenancy is fire-separated by 120/120/120 for load-bearing parts and -/120/120 for non-load bearing parts from the remainder of the building. c. Fire brigade callout must be initiated following activation of any two smoke detectors within the retail tenancy. ii. Penetrations within the fire-rated construction bounding the Class 6 (Retail) and Class 7b(bike store) are to achieve an FRL of not less than 120 minutes. iii. Internal walls of twin-studio clusters (i.e. two-bedroom clusters) need not achieve an FRL, contingent on the following: a. Internal walls of SOUs forming part of twin-studio must be plasterboard walls not less than 13 mm thick to both sides, b. Gaps around penetrations and wall junctions of the internal walls through internal bedroom walls within twin-studios must be tightly smoke sealed with non-combustible materials to prevent the free passage of smoke; and c. Internal doorsets to SOUs within twin studios must be self-closing, tight-fitting, solid-core doors not less than 35 mm thick, d. The twin-studio cluster common area (i.e. kitchen and toilet) need not be fire-separated from the path of travel leading from each bedroom to the residential, public corridors. iv. The base of the garbage chute located within the bin room on the Lower Ground is permitted to not achieve afire rating in accordance with BCA Specification C1.1, Clause 2.7, as shown in Figure 3.5, contingent on the following: a. The bin room has bounding walls, floors and ceilings that achieve a minimum of -/120/120 Fire Rating Level (FRL). b. Penetrations through the bin room bounding construction must be a tested system and achieve an FRL of 120 minutes.		

		c. The refuse chute must be made of non-combustible material. d. The hopper doors must be fire rated to -/90/30 FRL and must be provided with medium temperature smoke seals. e. The refuse chute access rooms are fire rated from the public corridor for all levels connected to the refuse chute. Doorsets leading to refuse/recycling chutes access rooms on residential levels must be provided with medium temperature smoke seals to the top and sides and are self-closing -/60/30 fire doors in accordance with BCA Specification C1.1 and Specification C3.4. f. A fire sprinkler must be provided at the top of the rubbish chute in accordance with AS 2118.1:2017. **Intertenancy walls** Intertenancy walls are permitted to be fixed to the internal face of the external façade as shown in Figure 3.4, contingent on the following: i. The distance from the edge of the light weight fire-wall separating SOUs to the edge of the floor slab must be less than 110 mm. ii. The facade assembly located between the end of the lightweight fire-rated partition to the edge of the floor slab must be filled with non-combustible insulation compressed to a minimum density of 80 kg/m³ iii. The non-combustible compressed insulation must be held in place by steel not less than 1.2mm thick. Galvabond steel is considered acceptable. iv. Jointing between the fire-rated wall and facade assembly shall be sealed with a fire-rated mastic sealant achieving a fire-rating of not less than 90 minutes **Public Corridors** Public corridor construction must achieve a fire rating in accordance with NCC DtS Provision C3.11 and the following: i. In addition to the fire-rating requirements of NCC DtS Provision C3.11, all public corridor construction on Level 2 to Level 18 must be constructed in accordance with NCC DtS Specification C2.5 (i.e. be smoke-proof). a. SOU entry doorsets must be installed in accordance with Item 'o'.		

		ii. Fire-rated construction between the gym and theatre and public corridor on Level 2 need not be provided, contingent on the following: a. Fire-rated construction, achieving an FRL of not less than 90/90/90 FRL for load-bearing elements and --/90/90 FRL for non-loadbearing elements must be provided to separate the communal areas from the public corridor on Level 2, b. Fire-rated construction, achieving an FRL of not less than 60/60/60 FRL for load-bearing elements and --/60/60 FRL for non-loadbearing elements must be provided to separate the communal kitchen (except as the glazed doorway separating the kitchen area from the public corridor is permitted if it is installed as per Item 'h') c. The fire door separating the public corridor from the communal space on Level 2 must be provided as per Item 'l', Item 'n' and Item 'o'. iii. Fire-rated construction separating the common areas and public corridor on Level 9 and Level 15, contingent on the following: a. The glazing within the bounding construction must be installed as per Item 'i'. **External Walls** The building external walls must be constructed in accordance with the NCC DtS requirements, except that the Dincel walls are permitted to be used for the basement external walls, provided that: i. The internal surface lining of the walls meets the NCC DtS requirements. ii. The Dincel walls are limited to the external areas of the building bound by soil (below ground level). **Signage** External signage containing limited amounts of acrylic sheeting that does not achieve a Group Number 1 or 2 rating, is permitted to be installed on the external façade, as shown indicatively in Figure 3.11, contingent on the following: i. The signage is only installed in the following areas shown in Figure 3.11: − The top of the east façade − The top of the west façade − Above the entrance on the east façade − On top of the Ground Level in the west façade.		

		ii. The external signage must not extend between fire compartments or storeys in accordance with NCC DtS requirements, except for the following: − Except for the acrylic front sheeting, the external signage must be non-combustible or be a material that is permitted to be used with an external sign (eg. achieve a Group Number 1 or 2). − The external signage must be mechanically fixed to the external façade. − Low-voltage LED lights are permitted to be located within the external signs, provided that high-voltage components of the lighting system are located remote to the combustible signage elements (i.e. separated from the LED lights). − The external signs must not be located directly above a fire-isolated exit. − The building is provided with a fire sprinkler system in accordance with Item 'aa' to Item 'bb'. − Where the signage is located above an exit, an alternative exit that is not located under the signage must be available for occupant egress. − The sign located directly above the main entrance on Ground Floor may be installed, provided that the rear entry is available as an alternative exit without signage above. **Protection of Openings** Openings within 3 m of the allotment boundary must be protected in accordance with NCC DtS provisions, except as follows: i. The loading dock opening on the West Elevation on Level 1 (Ground Floor) located at a distance not less than 2.7 m from and in a perpendicular orientation to the allotment boundary, as shown in Figure 3.13, need not be protected. ii. The glazed openings of Twin Studio 217, as shown in Figure 3.14, are to be located at a distance of not less than 1.5 m from, and in a perpendicular orientation to the allotment boundary, and must be constructed of Toughened glazing as detailed in Item 'j'. iii. The openings of Dorm Room 208, as shown in Figure 3.15, are to be located at a distance of not less than 0.5m from and in a perpendicular orientation to the allotment boundary is permitted provided that: a. The opening is made of the window detail shown in Figure 3.16.		

		b. The full-height brickwork wall must be 110mm thick, be a solid wall of 3.8m tall from the Level 2 floor level and not have any openings as per Figure 3.15. c. The operable window must only open from the base of the window sill, and must be toughened glazing in accordance with Item 'j'. d. The wall construction within 3m of the allotment boundary must be of non-combustible construction The construction between the common areas and public corridor on Level 2 must be protected with: i. Ceiling mounted sprinklers within 500 mm of glazing (as per Item 'bb'); and ii. Toughened glazing as detailed in Item 'j'. The construction between the common areas and public corridors on Level 9 and Level 15 must be protected with: i. Ceiling mounted sprinklers within 500 mm of glazing (as per Item 'bb'); and ii. Toughened glazing as detailed in Item 'j'. iii. Glazed door must be provided with the following: a. A self-closer or auto-closing mechanism. b. Medium temperature smoke seals around the perimeter of the door as per Item 'o'. iv. Furniture within 3 m of the glazing must be of non-combustible construction (eg. metal), or be hardwood. Note: no foams or fabrics are permitted. v. Wall and floor linings within 3 m of the glazing within the communal room must achieve a Group 1 rating. vi. Non-combustible signage stating "NO COMBUSTIBLE ITEMS WITHIN 3 M OF GLAZING" must be located adjacent to the subject glazed openings. vii. A Management in Use (MIU) plan must be prepared and implemented to ensure combustible Items are not stored within 3 m of the glazing as per Item 'ww'. **Toughened Glazing Requirements:** Toughened glazing as follows: i. Glazing must be double glazed toughened glass, having a total minimum thickness of 12 mm. ii. Note: Heat-strengthened glass is an acceptable alternative to toughened glass.		

		iii. Where double glazing is proposed, only one (1) glass pane need to meet the above Item. A single pane must be at least 6 mm thick. iv. Framing must be constructed of non–combustible material. v. The opening must be permanently fixed in the closed position or automatically close upon the detection of fire in the building. vi. The opening must be tagged as detailed under Metal Tag Requirements as per Item 'k'. **Metal Tag Requirements:** All openings requiring protection must be tagged as follows: i. Consist of metal tag with dimensions not less than 50 mm x 25 mm. ii. The required information must be etched, embossed or stamped on the metal tags so that it is recessed or projected not less than 0.25 mm below or above the surface of the tag. Alphabetic or numeric characters must not be less than 5 mm high. iii. Located on the inside on the opening frame and securely fixed in position to minimise the possibility of detachment during the service of life. iv. Information required to be stated on the tag must consist of the following: a. Fire Protected Window – Refer to Fire Engineering Report for Replacement Requirements. **Alternative Electrical Generation** If solar panels (alternative electrical generation) are installed to the roof of the building at any stage, the following FRNSW requirements must be included: ▪ Signage must be clearly displayed at the FIP identifying the presence and location of the alternative electrical generation system. The signage must be provided as follows: o Be constructed of all-weather fade resistant material with red lettering not less than 25 mm high with a contrasting coloured background; and o Provide notice of the type of alternative electrical generation system and the location of any isolation/shut-off switches and shut down procedures; and o Be provided on or adjacent to the fire indicator panel (FIP); and		

		○ Be provided on or adjacent to all sprinkler and hydrant block plans. ▪ 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. ▪ 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.		

All services will require an inspection by a competent person for installation compliance to the relevant Australian Standard and the BCA and be certified accordingly.